

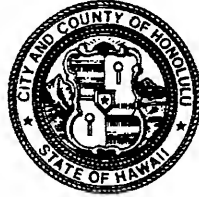
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DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

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FILE

KIRK CALDWELL
MAYOR



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ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

May 28, 2019

2019/CUP-18(ZS)

Mr. Thomas Witten
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, Hawaii 96813

Dear Mr. Witten:

SUBJECT: Conditional Use Permit (Minor) No. 2019/CUP-18
Kamananui Agribusiness
Kaukonahua Road - Waialua
Tax Map Keys 6-7-003: 002, 006, and 007
6-7-004: 001 and 004
6-5-001: 019, 034, 038, and 043

The above application for a Conditional Use Permit (minor) for agribusiness activities (hiking, biking, ATV, gondola, and zipline tours, retail, food and beverage sales, events, and possibly a farmers market), has been **APPROVED**, as described in the attached Findings of Fact, Conclusions of Law, and Decision and Order.

Any party (to the case) wishing to appeal the Director's action must submit a written petition to the Zoning Board of Appeals (ZBA) within 30 calendar days from the date of mailing or personal service of the Director's written decision. (ZBA Rules Relating to Procedure for Appeals, Rule 22-2, Mandatory Appeal Filing Deadline). Essentially, the ZBA Rules require that a petitioner show that the Director based his/her action on an erroneous finding of a material fact, and/or that the Director acted in an arbitrary or capricious manner, or manifestly abused his/her discretion. Generally, the ZBA can only consider the evidence previously presented to the Director of the Department Planning and Permitting (DPP). The filing fee for appeals to the ZBA is \$400 (payable to the City and County of Honolulu).

Mr. Thomas Witten
May 28, 2019
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Failure to comply with ZBA Rules Chapter 22, Procedure for Appeals, may result in the dismissal of the appeal. Copies of the ZBA Rules are available at the DPP. Appeals should be addressed to:

Zoning Board of Appeals
c/o Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

Very truly yours,



Kathy K. Sokugawa
Acting Director

Attachments: Findings of Fact, Conclusions of Law, and Decision and Order
Exhibits A through N

cc: U.S. Army Garrison Hawaii

DEPARTMENT OF PLANNING AND PERMITTING
OF THE CITY AND COUNTY OF HONOLULU

FILE

STATE OF HAWAII

IN THE MATTER OF THE APPLICATION

FILE NO. 2019/CUP-18(ZS)

OF

KAUKONAHUA RANCH, LLC

FOR A CONDITIONAL USE PERMIT
(MINOR)

FINDINGS OF FACT, CONCLUSIONS
OF LAW, AND DECISION AND ORDER

I. GENERAL INFORMATION

A. Basic Information:

APPLICANT/LANDOWNER:	Kaukonahua Ranch, LLC (Joey Houssian)
LOCATION:	Kaukonahua Road - Waialua (Exhibit A)
TAX MAP KEYS:	6-7-003: 002, 006, and 007 6-7-004: 001 and 004 6-5-001: 019, 034, 038, 043 and portion of Kaukonahua Stream
LAND AREA:	2,320.52 acres
ZONING:	AG-1 Restricted Agricultural District and AG-2 General Agricultural District (Exhibit B)
EXISTING USE:	Cattle ranching, koa reforestation, hunting, agricultural research, hiking, biking, and ATV trails
SURROUNDING LAND USES:	Military Facility (Schofield Barracks), State of Hawaii natural and forest reserves, farming and ranching, farm dwellings

- B. Proposal: The Applicant proposes to expand existing agricultural uses, conduct ecological restoration, and develop accessory agribusiness activities (Project) (see Exhibits C through P). The Land Use Ordinance (LUO) defines "agribusiness activities" as accessory uses conducted on the same site where

agricultural products are cultivated or raised, including transportation facilities used to provide for tours of the agricultural parcel. The proposed expanded agricultural uses include more intensive cattle ranching, continued agricultural research, and new crop cultivation, forestry, and agroforestry. The following table lists the proposed agricultural uses, acreage, and implementation.

Use	Description	Size	Phasing
Crop cultivation	Hawaiian heritage plants, breadfruit taro, sugarcane, sweet potato, cacao, etc.	30 acres	Five acres starting in 2019 and 5 to 10 more acres every 6 to 12 months
Cattle ranching	Grazing for grass-fed beef production, possibly to include goats and sheep	874 acres	Three pastures to be fenced sequentially starting in 2019; the first pasture is 387 acres, the second is 268 acres, and the third is 219 acres. There will be 30 to 40 cows per pasture and about 125 cows total.
Forestry	Planting of primarily koa and sandalwood trees, invasive weed species management, and exclusion of feral ungulates	611 acres (not all of the proposed 611 acres is suitable)	About 20 acres per year starting in 2019, at about 600 trees per acre. There is an existing two-acre koa test plot in addition to the planned 20 acres.
Agroforestry	Planting and harvesting koa, sandalwood, bananas, breadfruit, and cacao	30 acres (within a 322-acre area)	Propagation starting in 2020; planting and cultivation starting in 2021 at about 400 trees per acre

Use	Description	Size	Phasing
Total Agriculture		No more than 1,545 acres (66.58 percent of site). This figure includes some forestry acreage not suitable for forestry.	414 acres by 2019 (17.84 percent of site). Additional 25 acres of crop cultivation no later than 2024; additional 487 acres of cattle ranching once fenced; additional 20 acres of forestry per year; and 30 acres of agroforestry starting in 2021.

The proposed accessory agribusiness activities are tours, involving hiking, biking, ATVs (about 12,650 total linear feet of trails); a gondola (about 9,000 linear feet) for transporting people, agricultural equipment and materials, and other cargo; ziplines (about 7,920 linear feet); demonstration gardens; greenhouses; story-telling; retail; take-away food and beverage sales; events (including educational, culinary, and community organization events); and possibly a farmers market. The main agribusiness center off Kaukonahua Road will occupy up to 14 acres.

Although not considered an agricultural use, the Applicant also proposes ecological restoration, involving removing invasive weeds, restoring native plants, and trapping feral goats, pigs, and cattle. Ecological restoration would take place within a 258-acre area in the upland area of the site, 254.5 acres of which have been designated critical habitat for threatened and endangered species by the U.S. Fish and Wildlife Service (USFWS). The Applicant proposes about 10 acres of ecological restoration per year starting in 2019 to consist of planting a few rare plants to several hundred rare plants per acre.

There are 40 proposed structures totaling about 60,000 square feet in building area and floor area. Structures include greenhouses, agricultural products drying and processing houses, storage, water tanks and pumps, agribusiness pavilions and support structures, a wastewater treatment pavilion, gondola and zipline structures, and restroom facilities. Most structures would be located at the main agribusiness center adjacent to Kaukonahua Road. Other structures would be located along the Kaukonahua Stream valley, at the proposed gondola mid-station and top terminal, at the top of the zipline near the top gondola terminal, and at the proposed midway zipline stop in the upland area of the site.

The facility is anticipated to accommodate a maximum of approximately 1,650 visitors and 50 employees per day. Supporting infrastructure for the Project includes a new 350-stall parking lot, 8.43 miles of fencing, four new emergency

helicopter landing zones, a new water supply system with irrigation lines, and a new wastewater treatment system consisting of a septic tank and leach field to accommodate the staff and visitors. The existing network of agricultural roads will be improved to meet farm needs and reduce erosion and runoff.

II. FINDINGS OF FACT

On the basis of the evidence presented, the Director of the Department of Planning and Permitting (DPP) has found:

- A. The Site and Surrounding Uses: The site consists of nine parcels totaling 2,320.52 acres that extend from Kaukonahua Road and the Kaukonahua Stream valley up the northern slope of the Waianae Mountain Range (see Exhibit A). The site is entirely within the State Agricultural Land Use District. Three parcels (195.96 acres) along Kaukonahua Road are within the City and County of Honolulu AG-1 Restricted Agricultural District and the remaining six parcels (2,124.56 acres) along Kaukonahua Stream and up the mountain slope are within the AG-2 General Agricultural District. There is a 75.72-acre parcel within the Project site owned by the Lopez Trust. The Applicant and the Lopez Trust have signed a letter of understanding for use of the parcel. Ownership of Kaukonahua Stream is halved between the two abutting property owners; the portion owned by the Applicant is included in the Project site. The Project site is accessible from Kaukonahua Road. Existing uses in the Project site include cattle ranching, koa reforestation, agricultural research (a one-acre parcel leased to the University of Hawaii that hosts the Poamoho Research Station), hunting, hiking, biking, and ATV use. There are existing structures on the site, including a small unused hydroelectric pump house and a cluster of small abandoned military bunkers.

The site is surrounded by Schofield Barracks within the F-1 Military and Federal Preservation District to the south, State of Hawaii natural and forest reserves within the P-1 Restricted Preservation District up the mountain slope to the west, farming and ranching within the AG-2 General Agricultural District to the north, Kaukonahua Stream and Kaukonahua Road to the east, and ranches and a single-family dwelling within the AG-1 Restricted Agricultural District to the southeast.

- B. Operations: Proposed operating hours are daily from 8:00 a.m. to 11:00 p.m. Proposed daytime operations, from 8:00 a.m. to sunset, include the agriculture operations, agribusiness tours, retail, and events, and ecological restoration work. Proposed evening operations, from sunset to 11:00 p.m., include agribusiness tours limited to the areas near the main agribusiness facility off Kaukonahua Road and the gondola mid-station. Evening tours include culinary programs and events, guided educational walking tours, and educational workshops and community events. The facility is anticipated to accommodate

approximately 1,650 visitors and 50 employees per day. Visitors are expected to spend one to four hours on site.

- C. State Land Use District Requirements: According to Hawaii Revised Statutes (HRS) Chapter 205, permitted uses within the State Land Use Agricultural District include public and private open area types of recreational uses, agricultural-based commercial operations, agricultural parks, agricultural tourism activities conducted on a working farm or farming operation (provided that the agricultural tourism activity is accessory and secondary to the principal agricultural use), and agricultural education programs conducted on a farming operation (provided that the agricultural education programs are accessory and secondary to the principal agricultural use).
- D. Environmental Review: Any proposed wastewater treatment system serving 50 or more single-family dwellings or the equivalent is subject to the environmental review provisions of HRS Chapter 343. The proposed Project includes a wastewater treatment system serving the equivalent of 47.8 single-family dwellings.

Any modifications within the Kaukonahua Road right-of-way may be subject to the environmental review provisions of HRS Chapter 343.

- E. North Shore Sustainable Communities Plan: The site is within areas designated Agriculture and Preservation by the North Shore Sustainable Communities Plan (NSSCP). Section 3.1.2.4 of the NSSCP includes preserving streams and establishing wildlife habitat protective buffer zones along streams as a guideline.

Section 3.2 of the NSSCP states “[t]he protection of agricultural lands and agricultural uses, together with the assurance of a thriving agriculture industry, is essential to retaining the rural character and scenic open space features that are so valued by North Shore residents and visitors.” It also says “[t]he successful development of a viable agriculture industry on the North Shore...ensures that land designated for agriculture remains in active agricultural production and is not developed for higher value uses (such as housing and commercial development). Like other rural communities, the North Shore has experienced a steady increase in land values due to a growing demand by individuals seeking a rural lifestyle. With rising land values affecting agriculture’s profitability, many landowners have been seeking alternative development schemes that involve higher-intensity uses and greater economic returns, making agricultural lands increasingly vulnerable to nonagricultural development. To minimize the market pressures to subdivide agricultural lands into large-lot, rural-style estates where agriculture is no longer the primary land use, agricultural lands need to be protected and dedicated for agricultural use and the economic barriers that impede the industry’s growth need to be addressed. Appropriate incentives for maintaining the long-term availability of important agricultural lands and industry development should be

explored, designed, and implemented as high priority action items by pertinent agencies and parties.”

It also states, “[a]griculture-based tourism is an alternative revenue-generating activity that combines education about agricultural products with recreation and the experience of interacting with the land and the grower. It involves visiting a working farm or agricultural venture to enjoy, learn about or participate in the operation, and may include activities such as farm tours with retail sales of locally grown produce, hunting, fishing, horseback riding and/or bicycling tours, farmers’ markets, restaurants featuring regional cuisine, and agricultural fairs and festivals. By providing an additional revenue source, such visitor-related activities can supplement farm incomes and contribute to the economic viability and stability of the farm.”

Section 3.1.2.7 of the NSSCP includes views of the Waianae Mountains from Kaukonahua Road, Farrington Highway, Kamehameha Highway, and Weed Junction among the significant scenic views that should be protected and enhanced.

It also states to “[m]inimize the adverse effects of artificial lighting on wildlife and human health by balancing the need of outdoor lighting for night utility, security, and desire for reasonable architectural expression with the need to conserve energy and protect the natural environment.”

Section 3.2.1 sets the policy to “[e]nsure that agriculture is the primary use of agricultural lands. Prohibit the improper use of agricultural lands, including the development or subdivision of agriculturally designated and zoned lands for residential and other nonagricultural uses, unless accessory to agricultural use. Do not allow token farming (i.e., “fake farms”) or ranching as a ruse to exploit agricultural land.”

Section 3.2.2.1 states, “Design and site buildings and other facilities that are accessory to an agricultural operation to minimize the visual impact on nearby areas and views from arterial and major collector roads.”

- F. Flood District: The Project site is within Flood Zone D, which indicates unstudied areas with possible but undetermined flood hazards. Stormwater from the portion of the site where the main agribusiness facility will be located generally flows toward the southeast corner along Kaukonahua Road, where it is diverted to a neighboring open reservoir. Stormwater from the remainder of the Project site flows toward gulches and tributary streams that eventually collect in Kaukonahua Stream.

G. Agency comments: Comments on the Project were received from:

1. City and County of Honolulu:

- Board of Water Supply (BWS)
- Department of Emergency Management (DEM)
- Department of Facilities Maintenance (DFM)
- Honolulu Fire Department (HFD)

2. State of Hawaii:

- Department of Agriculture (DOA)
- Department of Land and Natural Resources (DLNR)
 - Division of Aquatic Resources (DAR)
 - Division of Forestry and Wildlife (DOFAW)
 - Commission on Water Resources Management (CWRM)
 - Engineering Division
- Department of Health (DOH), Wastewater Branch
- Office of Planning
- Department of Transportation (DOT)

3. Federal: U.S. Army Garrison Hawaii (Army)

These comments are discussed in the Analysis section of this report.

H. Community Comments: The Applicant presented the Project to the North Shore Neighborhood Board on March 27, 2018. According to the meeting minutes, the Applicant answered general questions about access, land use, traffic, affordability, keeping the stream water clean, and what would happen if the Project fails.

I. Applicant's Justification: The Applicant provided a justification statement which is part of the file.

III. ANALYSIS

The Director may allow a conditional use that satisfies the following criteria:

A. The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of the LUO. Agribusiness activities are permitted in the AG-1 Restricted Agricultural District and AG-2 General Agricultural District with an approved Conditional Use Permit (CUP) (minor).

1. AG-1 Restricted Agricultural District and AG-2 General Agricultural District Development Standards: The following table summarizes the Project's compliance with the AG-1 Restricted Agricultural District and AG-2 General Agricultural District development standards:

Standard		LUO Provision	Proposed Project
Minimum lot area		Five acres in AG-1, three acres for major livestock production in AG-2, and two acres for all other uses in AG-2	Complies (2,320.52 acres)
Minimum lot width and depth		150 feet	Complies (approximately 1,000 feet at its narrowest)
Yards	Front	15 feet	Complies (at least 30 feet)
	Side and rear	10 feet	Does not comply (structures and uses cross property lines)
Maximum height		15 feet for nonagricultural structures and dwellings, up to 25 feet if height setbacks are provided	Complies (no nonagricultural structures proposed)
Height setback		Any portion of a structure exceeding 15 feet must be set back from every front, side, and rear buildable area boundary line one foot for each two feet of additional height above 15 feet	Does not comply (structures and uses cross property lines)

The Project does not comply with the side and rear yard and height setback standards. The proposed gondola encroaches into required yards and height setbacks as it crosses from one parcel to another. Additionally, some of the trails, roads, and agricultural uses traverse the Lopez Trust property. The Applicant must obtain a CUP (minor) to joint develop the parcels that make up the Project site and the Lopez Trust property (Tax Map Key 6-7-004: 003) so the entire site can be treated as a single zoning lot and complies with the development standards of the zoning districts. This should be a condition of approval.

All of the proposed gondola towers exceed 25 feet in height. The tallest gondola tower is 69.75 feet in height. All other proposed structures will

not exceed 25 feet in height. All of the proposed structures are for the principle agricultural use and accessory agribusiness use, and are considered agricultural structures; no nonagricultural structures are proposed.

2. Specific Use Standards for Agribusiness Activities: The following table summarizes how the Project complies with specific use requirements for agribusiness activities, as specified in LUO Section 21-5.10A.

Use	LUO Provision	Proposed Project
Retail activities	Retail activities in an enclosed structure shall be limited to 500 square feet of floor area. All products must be predominantly agricultural products grown in Hawaii, and finished goods substantially made from those products. General merchandise with the brand of the agribusiness operator must occupy no more than five percent of the floor area permitted for retail. Facilities for the preparation, sale, and consumption of food and drink on the site must feature agricultural products produced in Hawaii.	Complies (retail activities will not exceed 500 square feet of floor area and products will comply with these standards)
Transportation system	Transportation systems used for tours may be permitted only if in conjunction with and incidental to the existing agricultural operation on site.	Complies (gondola will facilitate tours and transportation of agricultural equipment and materials)

Use	LUO Provision	Proposed Project
Farmers market	No more than one farmers market for the growers and producers of agricultural products to display and sell agricultural products grown in Hawaii per zoning lot. Finished products produced primarily from these agricultural products also may be included for display and sale. The market may be operated only during daylight hours. Structures in the farmer's market may have a wall area, but any wall must be at least 50 percent open and all structures must have a rural or rustic appearance.	Will comply (a farmers market may be held, and will comply with the specified standards)
Agribusiness activities	Must always be accessory and incidental to the primary agricultural use of the lot. Permitted agribusiness activities must be on a scale appropriate to the size of the lot and the surrounding area.	Does not comply (not clearly incidental to agricultural use)
Active agricultural use	Dedication of 50 percent or more of site for a minimum of 10 years to active agricultural use will be required by way of easement or comparable mechanism.	Does not comply (414 acres of agricultural use by 2019, which represents 17.84 percent of the site)

The Project will not initially comply with the agribusiness activities and active agricultural use standards. The Project, as proposed, consists of an extensive agribusiness operation coupled with relatively small areas of agriculture, some of which would be sparsely used. The Project plans show 414 acres of active agricultural use by 2019, which represents 17.84 percent of the site. Prior to the issuance of a building permit or any ground disturbance for agribusiness activities, 50 percent (1,160.26 acres) or more of the site must be in active agricultural use. The NSSCP stresses the importance of dedicating agricultural land to agricultural use and prohibiting token farming or ranching as a ruse to exploit agricultural land. Accordingly, the Applicant must provide documentation that 50 percent or more of the site remains in active agricultural for the duration of the agribusiness activities. The Applicant anticipates 30 to 40 head of cattle in each of the three 387-, 268-, and 219-acre pasture paddocks. In the forestry area, the Applicant anticipates about 600 trees per acre. In

the agroforestry area, the Applicant anticipates about 400 trees per acre. These figures depend on site conditions. Each of the three pasture paddocks must contain a minimum of 30 head of cattle to qualify as active agricultural use acreage. Forestry and agroforestry will only be counted towards active agricultural use acreage if trees are planted on at least 300 trees per acre. The Applicant must provide an annual report documenting compliance with these requirements for the duration of the agribusiness activities. This should be a condition of approval.

3. Landscaping and Screening: The following table summarizes the Project's compliance with landscaping and screening requirements.

Standard	LUO Provision	Proposed Project
Parking lots of five or more spaces	Minimum five-foot wide landscape strip adjacent to any adjoining street right-of-way with a continuous screening hedge not less than 36 inches in height with plantings no more than 18 inches on center. One canopy form tree, a minimum of two-inch caliper, shall be planted in the landscape strip for each 50 feet or major fraction of adjacent lineal street frontage.	Does not comply (no hedges proposed)
Open parking lots with more than 10 parking stalls	One canopy-form tree, a minimum of two-inch caliper for every six parking stalls, or one canopy form tree of six-inch caliper for every 12 parking stalls.	Complies (one canopy-form tree for every six parking stalls)
Outdoor trash storage area	Screened on a minimum of three sides by a wall or hedge at least six feet in height.	Does not comply (screening not described or shown on plans)
Service areas and loading spaces	Screened from adjoining lots in residential or apartment districts by a wall six feet in height.	Complies (no adjoining residential or apartment districts)
Plant material and landscaping	Provided with a permanent irrigation system.	Complies

The proposed Project does not include a hedge to screen the parking lot from the adjacent road. The primary use of the site is the agricultural operation, so the agribusiness operation should be screened from view. The Applicant must submit revised plans that show the parking lots will be adequately screened. The plans must ensure that bus loading and parking areas are sufficiently screened such that buses are not visible from the street. This should be a condition of approval.

The Project description and plans do not identify the location of a trash storage area or ensure that the area will be screened on a minimum of three sides by a wall or hedge at least six feet in height. The Applicant must submit revised plans that show an outdoor trash storage area screened on a minimum of three sides by a wall or hedge at least six feet in height. This should be a condition of approval.

4. Parking and loading: Adequate parking and vehicular access for agribusiness activities, as determined by the Director, must be provided. The proposed Project includes 300 parking spaces for 1,650 visitors and 50 spaces for 50 employees. In comparison, Kualoa Ranch is a similar operation that hosts up to 1,500 visitors and 300 employees per day, and provides 218 parking spaces. The proposed Project provides more parking per person than similar projects, and, subject to the conditions of approval, is adequate to satisfy the parking demand for the proposed agribusiness activities. Bus parking and loading/drop-offs must be accommodated for on-site, as discussed in the section on traffic and access below.
5. Outdoor Lighting: The Project proposes outdoor lighting at the main agribusiness site, the mid and top gondola terminals, and the northern valley agricultural site. The purpose of the outdoor lighting is for safety and to prevent vandalism. All fixtures will be shielded to minimize attracting seabirds. It is a policy of the NSSCP to allow outdoor lighting at the minimum level necessary for public safety, security, and community aesthetics consistent with the goals of energy conservation and environmental protection. Outdoor lighting will have adverse environmental and visual impacts, particularly in the upland portion of the site where there is USFWS-designated critical habitat. Further, there are minimal safety and vandalism risks in the upland portion of the site since they are less accessible and since agribusiness operations must end at sunset every day. Therefore, exterior lighting must be limited to the main agribusiness building complex and the northern valley agricultural site. All exterior light fixtures must be shielded. This should be a condition of approval.

- B. The site must be suitable for the proposed use considering size, shape, location, topography, infrastructure and natural features.
1. Size, Shape, Location, and Topography: The size and shape of the Project site can easily accommodate the proposed uses. The site's natural topography accommodates the proposed uses at their proposed locations.
 2. Infrastructure: The Project includes supporting infrastructure for the proposed use, as explained below.
 - a. Water: The four primary water sources for the Project are an existing private well, an existing irrigation ditch system, the potential to drill a well in Kaukonahua Valley, and recycled water from the proposed wastewater treatment system. The BWS commented that they do not have a water system serving the area, and that water service and fire protection should be provided by the private water system currently serving the area. The existing private well serves the lowland valley parcels and provides 13,466 gallons of potable water per day. Upon the installation of pumps and meters, the existing irrigation ditch can provide up to 100,000 gallons per day.

The CWRM commented that the proposed water supply source for the Project is located in a designated water management area, and a Water Use Permit is required prior to the use of water. They also commented that a Well Construction Permit is required before the commencement of any well construction work, and that a Pump Installation Permit is required before groundwater is developed as a source of supply for the Project. The application must include estimated water demands for the Project, both potable and non-potable, and the calculations used to estimate those demands; water conservation and efficiency measures to be implemented should also be discussed.

The DOA commented that the site's mean annual rainfall of 37 to 45 inches is not sufficient for year-round cultivation of most crops, so the supply of supplemental irrigation water is critical to establish and maintain the proposed agricultural activities. The DOA requested a more detailed irrigation report with: (1) A breakdown of estimated irrigation requirements for the existing and proposed agricultural activities, including irrigation demand during peak usage periods; (2) a clear and firm total amount (gallons per day) of irrigation that will be available to the Project site, with listed confirmed water sources and allocation amounts for each water source; and (3) evidence showing the irrigation infrastructure plan

would contain enough capacity to provide sufficient irrigation during peak usage periods.

The above CWRM and DOA requirements should be conditions of approval.

- b. Wastewater: There is no municipal sewer service in the area. The proposed Project includes an on-site wastewater treatment system consisting of a septic tank and a leach field. The wastewater system would accommodate an anticipated wastewater flow of 13,375 gallons per day. The proposed Project also includes 33 composting toilet facilities in the gondola terminals, the agricultural support structure in the stream valley, attached to the agricultural operation offices, and at the midway zipline stop. The resulting compost may be used as fertilizer for non-edible agriculture or reforestation. Daily wastewater flow levels must be included in the annual report provided to the DPP. Wastewater flow of 14,000 gallons or more on any given day will require environmental review pursuant to HRS Chapter 343. This should be a condition of approval.

The DOH Wastewater Branch commented that the Project is located in the critical wastewater disposal area and the No Pass Zone as defined by the BWS, which is an area where waste disposal facilities have the potential to contaminate groundwater resources used or expected to be used for domestic water supplies. The construction of waste disposal facilities is generally prohibited in the No Pass Zone, unless private treatment works utilizing total effluent reuse is provided. The proposed wastewater system must conform to Hawaii Administrative Rules (HAR) Chapter 11-62, and must consist of an aerobic treatment unit with zero discharge effluent systems (also known as Evapotranspiration system). In order for the DOH to consider the use of composting toilets, at a minimum, the facilities must comply with HAR Section 11-62-35. Proposed wastewater facilities must be approved by the DOH Wastewater Branch. Documentation of approval must be submitted to the DPP. This should be a condition of approval.

- c. Drainage: The Project will increase stormwater runoff due to the addition of impermeable surfaces. The proposed Project includes a drainage system that would direct stormwater through the parking lot into retention basins, which will contain and treat runoff before entering the open reservoir. The Project must comply with the City's Rules Relating to Water Quality, which will mitigate any adverse impacts to drainage. Therefore, no condition of approval is necessary.

- d. Traffic and Access: The Application included a transportation assessment, which estimates the Project could generate 290 to 770 one-way vehicle trips per day. The assessment recommends installing a new northbound left turn lane on Kaukonahua Road to accommodate the increased traffic. Portions of Kaukonahua Road are owned by the City and portions are owned by the State. Both the DFM and DOT commented that, during construction and upon completion of the Project, any damages or deficiencies to roads or highways must be corrected by the Applicant at their own expense. This should be a condition of approval.

The DPP Traffic Review Branch provided the following comments:

- A time line or phasing plan of the anticipated dates to obtain major building permit(s) for construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the DPP. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), the traffic impact analysis report (TIAR), and off-site roadway work will be submitted for review and approval in relation to when approvals for construction plans, building and occupancy permits, will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of building permits for major construction work. The TMP should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy.
- The CMP shall identify the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, identify routes for heavy trucks, provisions for either on-site or off-site staging areas for construction related workers and vehicles. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

- A TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities by patrons and employees. TDM strategies could include carpooling, ride sharing programs and transit incentives, and other similar TDM measures. A post TMP will be required approximately one year after the issuance of the certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial report.
- A post TIAR will be required approximately one year after the issuance of the certificate of occupancy to validate the traffic projections, distribution and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures. If the findings of the post TIAR is inconclusive, a follow up study may be required within a year of this post study, as necessary.
- The access driveway should be designed to accommodate buses and their turn movements. A new left-turn turn lane, an acceleration lane, and a right-turn deceleration lane on Kaukonahua Road may be needed. An analysis for the storage lengths of the lanes should be supplied by the traffic consultant.
- Bus parking and loading/drop offs should be accommodated for on-site.
- Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. Adequate vehicular sight distance shall be provided and maintained at all driveways. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the back of the property line. Entry gates should be recessed as far into the driveway as necessary to avoid any queuing onto Kaukonahua Road.

The above should be conditions of approval.

- e. Refuse: A private refuse collection company will pick up solid waste from the main agribusiness facility. The Project description

and plans do not identify the location of a trash storage area or ensure that the area will be screened on a minimum of three sides by a wall or hedge at least six feet in height. Subject to the condition that any outdoor trash storage areas be adequately screened, there will be no negative impacts associated with refuse. Therefore, no additional conditions of approval are necessary.

- f. Fire, Police, and Emergency Services: The Project site has a history and risk of wildfires. The DOFAW commented that fire is a great threat to the property, and recommended the Applicant should develop a wildfire mitigation plan in consultation with neighboring landowners (including the Army), DOFAW, the City and County of Honolulu, and the Hawaii Wildfire Management Organization. This should be a condition of approval.

The nearest fire station is 4.7 miles from the site. The HFD provided the following comments:

- Fire department access roads shall be provided such that any portion of the proposed structures are located not more than 150 feet from fire department access roads as measured by an approved route around the exterior of the building or facility. A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
- Because the BWS will not be able to supply the required water for fire protection, HFD requests the developer offer private hydrants that meet requirements. An alternative would be to have proposed buildings be equipped with automatic sprinkler systems.
- Submit civil drawings to the HFD for review and approval.

The proposed composting facilities require a moistening system to prevent fires. The Applicant must provide water supply system plans that show water is being provided to all composting toilet locations for moistening.

The above should be conditions of approval.

The Project is not anticipated to impact police services. The property will be fenced with a gate that will be locked when unattended.

The Department of Emergency Management commented that the Project does not include plans to rescue gondola passengers if they become stranded between stations. Such a rescue was recently executed by the San Diego Fire-Rescue technical rescue team at the SeaWorld Bayside Skyride on February 19, 2019. The Applicant must work with HFD to develop a plan and protocol for gondola rescues. A copy of the plan must be submitted to the DPP. This should be a condition of approval.

3. Natural Features: Natural features on the site include scenic views of the Waianae Mountain Range, cultural and historic resources, flora and fauna habitat, and Kaukonahua Stream and its tributaries.

- a. Views: The gondola and zipline will be visible from public roadways. According to the 1987 Coastal View Study, dominant scenic resources in the North Shore include the Waianae Mountains and the agricultural lands that provide a sense of open space or visual access to the mountain ranges. The NSSCP includes views of the Waianae Mountains from Kaukonahua Road, Farrington Highway, Kamehameha Highway, and Weed Junction among the significant scenic views that should be protected and enhanced. One of the NSSCP guidelines for agricultural lands is to "Design and site buildings and other facilities that are accessory to an agricultural operation to minimize the visual impact on nearby areas and views from arterial and major collector roads."

The proposed gondola lines, cabins, towers, and top terminal, as well as the proposed zipline and zipline sheds, will be visible from public roadways. The proposed gondola top terminal consists of eight viewing decks, restroom and food and beverage facilities, four sets of stairs, a ramp, and an elevator. The terminal building area appears to be about 20,000 square feet, which would impose significant visual impacts. To mitigate visual impacts, the top gondola terminal must be limited to 5,000 square feet in building area, as provided in the written description. All structures and equipment visible from public roadways must be painted to blend in with the natural environment. These facilities may not be artificially lit at night. These should be conditions of approval.

- b. Cultural and Historic Resources: An archaeological survey identified 30 archaeological sites and other historic properties. Twenty are traditional Hawaiian sites, including traditional subsistence agriculture structures, and irrigation-ditch structures (auwai). The survey states "the 20 traditional Hawaiian sites we documented is probably considerably less than half, or maybe even

one-third, of what a formal, complete survey of the stream valley would yield, if the entire valley were subject to a formal Archaeological Inventory Survey..." The entire valley was densely populated as of the middle eighteenth century with Hawaiians living a traditional, subsistence lifestyle. The 10 remaining sites include plantation-irrigation infrastructure, concrete footings, and a military bunker. No human skeletal remains were identified, but burials could likely be found in vertical cliff faces, and only small portions of three cliff faces were surveyed. The study states that the DLNR State Historic Preservation Division (SHPD) will likely require a formal archaeological inventory survey. Prior to any ground disturbance, the Applicant must obtain a determination letter from the SHPD regarding effects to significant historic properties and/or mitigation commitments, and comply with the recommendations. A copy of the letter must be submitted to the DPP. This should be a condition of approval.

- c. Flora and Fauna: The site harbors high levels of native biological diversity, particularly in the upland areas. The USFWS did not comment on the Project, however, according to their geospatial data, there are approximately 254.5 acres of USFWS-designated critical habitat in the upland portion of the site for 54 different threatened and endangered species. A number of endangered plants have been identified in this area. The Project is located within the range of a number of endangered or threatened animals, including the Hawaiian hoary bat, the Hawaiian coot, the Hawaiian duck, the Laysan duck, the Elepaio (monarch flycatcher), the Laysan finch, the Nihoa finch, the Hawaiian Moorhen, the liwi (scarlet honeycreeper), the Newell's Shearwater, the Hawaiian stilt, and Oahu tree snails. Pueo (Hawaiian short-eared owl) have also been spotted in the area.

The proposed Project includes ecological restoration within the critical habitat area at a rate of up to 10 acres per year that involves removing invasive weeds, restoring native plants, and trapping feral goats, pigs, and cattle. The critical habitat area also includes roads, trails, a helipad, gondola lines, gondola towers, the top gondola terminal, the top zipline shed, and the zipline itself.

The DAR commented that portions of Kaukonahua Stream are known to harbor the native goby (O'opu nakea). Impacts on the goby will be mitigated by consultation and permitting through the CWRM for construction and water usage, as well as best management practices during construction. DAR also commented that site work should be scheduled during periods of minimal rainfall and lands denuded of vegetation be replanted or covered as

quickly as possible to control erosion. This should be a condition of approval.

The impact of the construction and operation of the Project on the critical habitat area and streams, including the high volume of hikers, bikers, and ATV tours, is not sufficiently discussed in the application. The application does not give serious consideration to alternative placement of structures within the critical habitat area or measures to mitigate the spread of invasive species via human activities. Prior to any ground disturbance, the Applicant must obtain recommendation letters from the USFWS and DOFAW Rare Plant Program regarding impacts to USFWS-designated critical habitat and streams and comply with the recommendations. A copy of the letters must be submitted to the DPP. This should be a condition of approval.

To minimize impacts to seabirds, nighttime work that requires outdoor lighting should be avoided during the seabird fledging season (September 15 through December 15). This should be a condition of approval.

To minimize impacts to the endangered Hawaiian hoary bat, woody plants taller than 15 feet should not be disturbed, removed, or trimmed during the bat birthing and pup rearing season (June 1 through September 15). This should be a condition of approval.

If any State listed waterbirds (such as the Hawaiian Duck, Hawaiian Stilt, Hawaiian Coot, and Hawaiian Common Gallinule) are present during construction activities, then all activities within 100 feet must cease, and the bird must not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, the Applicant must contact the DOFAW Office at 587-0166. This should be a condition of approval.

The DOFAW commented that Pueo are most active during dawn and dusk twilights. Prior to the issuance of a building permit or any ground disturbance for agribusiness activities, a qualified biologist must conduct twilight surveys to determine whether the species is present and if it could be impacted by construction or operations. Documentation of the survey must be submitted to the DOFAW and the DPP. If Pueo nests are present, a buffer zone should be established in which no clearing occurs until nesting ceases, and DOFAW staff should be notified. This should be a condition of approval.

The DOFAW commented that the landscaping plan includes Ironwood, which is an invasive species in Hawaii. The Army Natural Resources Manager also commented that the agricultural master plan lists some Polynesian plants for use that are at risk of spreading and becoming naturalized, including noni, ohe, and mountain apple. The landscaping plan and agricultural master plan must be revised to remove any invasive species and plants that are at risk of naturalization.

Further, the Applicant must create an invasive species mitigation plan, which incorporates the following recommendations from DOFAW: importing any off-island plant or soil material; consulting the Oahu Invasive Species Committee to learn of high-risk invasive species in the area and mitigate spread; cleaning all gear and pets before and after entering the area; cleaning gear that may contain soil, such as boots and vehicles, with 70 percent alcohol solution to prevent the spread of Rapid Ohia Death and other pathogens; encourage visitors to stay on designated trails and roads at all times; and consider implementing biosecurity protocols such as decontamination stations at trailheads or points of entry into conservation areas for cleaning footwear and other equipment that can harbor invasive species. A copy of the plan must be submitted to the DOFAW and the DPP. This should be a condition of approval.

- d. Streams: Ownership of Kaukonahua Stream is halved between abutting property owners; the portion owned by the Applicant is included in the Project site. The CWRM reviews stream ownership and jurisdiction as part of its permitting process. The proposed Project involves stream crossings at various points along the stream on foot, bicycle, and ATV. The proposed gondola and zipline also cross over the stream. The CWRM commented that a Stream Channel Alteration Permit is required before any alteration can be made to the bed and/or banks of a stream channel, and a Stream Diversion Works Permit is required before any stream diversion works is constructed or altered. The proposed Project does not appear to involve stream alteration or diversion. Section 3.1.2.4 of the NSSCP includes preserving streams and establishing wildlife habitat protective buffer zones along streams as a guideline. The Applicant must obtain a permit from the CWRM for any stream alteration or diversion, or concurrence that no permit is necessary. A copy must be submitted to the DPP. This should be a condition of approval.

- C. The proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district. The proposed Project will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties, as explained below.

1. Agriculture Profitability: According to the NSSCP, "The successful development of a viable agriculture industry on the North Shore...ensures that land designated for agriculture remains in active agricultural production and is not developed for higher value uses (such as housing and commercial development. Like other rural communities, the North Shore has experienced a steady increase in land values due to a growing demand by individuals seeking a rural lifestyle. With rising land values affecting agriculture's profitability, many landowners have been seeking alternative development schemes that involve higher-intensity uses and greater economic returns, making agricultural lands increasingly vulnerable to nonagricultural development. To minimize the market pressures to subdivide agricultural lands into large-lot, rural-style estates where agriculture is no longer the primary land use, agricultural lands need to be protected and dedicated for agricultural use and the economic barriers that impede the industry's growth need to be addressed."

This Project involves the development of agricultural land for higher value uses, and therefore has the potential to increase land values beyond presently observed increases. This, in turn, may pressure agricultural land owners into higher-intensity, possibly nonagricultural uses. To assure that agriculture is the primary use of the site, at least 50 percent of the site must be utilized for agricultural uses prior to the issuance of any building permit for the gondola or zipline. This should be a condition of approval.

2. Restricted Airspace: The majority of the site is located within restricted airspace. The Army opposes the Project because it would pose risks to anyone at the Project site and limit military training. Areas within the vicinity of the Project are used daily for military training. The Army and Marines conduct low level helicopter and aerial systems training in the restricted area. The proposed gondola and zipline will not permit this type of training. The Army commented that any building within restricted airspace degrades the Army's ability to maintain readiness and causes undue risks to civilians. The Army also commented that military operations may impose significant noise impacts upon the Project site from helicopter and unmanned systems engines at any hour. There are no Federal regulations related to military operations and restricted airspace that limit the Applicant's right to use the space above its property. The Applicant is encouraged to maintain ongoing dialogue with the Army

to ensure the safety of the users of both sites. No condition of approval is necessary.

3. Traffic: Improvements to Kaukonahua Road that are required through this permit would mitigate the anticipated negative traffic impacts in the surrounding area. The conditions of approval ensure that Kaukonahua Road would be able to accommodate additional traffic. Any modifications within the right-of-way may be subject to the environmental review provisions of HRS Chapter 343.
 4. Noise: There are potential noise impacts associated with the proposed Project, including those caused by increased traffic on Kaukonahua Road. These could have negative impacts during all hours of operation. To ensure that there are no significant noise impacts, hours of operation for agribusiness activities shall be limited to sunrise to sunset, and quiet hours shall be established from 10:00 p.m. to 6:00 a.m., daily. Amplified sound systems will not be permitted during these hours. This is a common requirement for conditional uses, and commensurate with similar agribusiness projects including Keana Farms and GreenWorld Farms. These should be conditions of approval.
 5. State Land Use District Requirements: Under HRS Section 205-4.5, permitted uses within the State Land Use Agricultural District include public and private open area types of recreational uses, agricultural-based commercial operations, agricultural parks, agricultural tourism activities conducted on a working farm or farming operation, and agricultural education programs conducted on a farming operation. Agricultural-based commercial operations include retail of agricultural products and food using products grown in Hawaii, as well as farmer's markets. Agricultural tourism and education activities must be accessory and secondary to the principal agricultural use. The proposed agribusiness operations, subject to the conditions of this permit, are permitted within the State Land Use Agricultural District, and a Special Use Permit is not required.
- D. The use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood. The NSSCP states, "Agriculture-based tourism is an alternative revenue-generating activity that combines education about agricultural products with recreation and the experience of interacting with the land and the grower." It also states, "By providing an additional revenue source, such visitor-related activities can supplement farm incomes and contribute to the economic viability and stability of the farm." The proposed agribusiness activities provide an additional revenue source to the economic viability and stability of over 1,000 acres of active agricultural use. The Project will also allow the public to access the property, contribute to ecological restoration in USFWS-designated critical

habitat, educate the public about agriculture and Hawaiian crops, and provide local food and agricultural products.

However, the Project presents potential adverse traffic, visual, and environmental impacts, and impacts to the value of agricultural land in the area. To ensure that any significant impacts are sufficiently mitigated such that the Project contributes to the general welfare of the community, conditions of approval related to roadway improvements, on-site vehicular circulation, screening, conservation of natural resources and wildlife, and preservation and promotion of agricultural uses should be imposed.

IV. CONCLUSIONS OF LAW

The Director hereby makes the following Conclusions of Law:

- A. The proposed use is permitted as a conditional use in the underlying zoning district and conforms to the requirements of the LUO.
- B. The site is suitable for the proposed use considering size, location, topography, infrastructure and natural features.
- C. Subject to the conditions of approval, the proposed use will not alter the character of the surrounding area in a manner substantially limiting, impairing, or precluding the use of surrounding properties for the principal uses permitted in the underlying zoning district.
- D. Subject to the conditions of approval, the use at its proposed location will provide a service or facility which will contribute to the general welfare of the community-at-large or surrounding neighborhood.

V. DECISION AND ORDER

Pursuant to the foregoing Findings of Fact and Conclusions of Law, the Director of the Department of Planning and Permitting (DPP) hereby **APPROVES** the application for a Conditional Use Permit (CUP) for agribusiness activities in the AG-1 Restricted Agricultural District and AG-2 General Agricultural District, subject to the following conditions:

- A. Operation and development of site and facility shall be in general conformance with the approved Project, as described herein and shown on plans and drawings attached hereto as Exhibits C through P. Any modification to the Project and/or approved plans shall be subject to the prior review of and approval by the Director of the DPP. Minor modifications shall be processed in accordance with

Land Use Ordinance Section 21-2.20(k). Major modifications shall require a new CUP.

- B. Prior to the issuance of a building permit or any ground disturbance for agribusiness activities:
1. Fifty percent (1,160.26 acres) or more of the site must be in active agricultural use. Each of the three pasture paddocks must contain a minimum of 30 head of cattle to qualify as active agricultural use acreage. Forestry and agroforestry will only be counted towards active agricultural use acreage if trees are planted to at least 300 trees per acre.
 2. The Applicant must obtain a CUP (minor) to joint develop the parcels that make up the Project site including Tax Map Key 6-7-004: 003 (Parcel 3) so the entire site can be treated as a single zoning lot and complies with the development standards of the zoning districts. Alternatively, the Applicant may obtain access easements to traverse Parcel 3.
 3. The Applicant must submit revised plans that show:
 - a. The top gondola terminal must be limited to 5,000 square feet in building area, as provided in the written description. All structures and equipment visible from public roadways must be painted to blend in with the natural environment. These facilities may not be artificially lit at night.
 - b. The parking lots will be adequately screened. The plans must also ensure that loading areas are sufficiently screened such that buses are not visible from the street.
 - c. An outdoor trash storage area screened on a minimum of three sides by a wall or hedge at least six feet in height.
 4. The Applicant must submit to the DPP for review and approval estimated water demands for the Project, both potable and non-potable, including demand during peak usage periods, and the calculations used to estimate those demands. The Applicant must also submit a clear and firm total amount (gallons per day) of irrigation that will be available to the Project site, with listed confirmed water sources and allocation amounts for each water source, and evidence showing the irrigation infrastructure plan would contain enough capacity to provide sufficient irrigation during peak usage periods. Water conservation and efficiency measures to be implemented should also be discussed.
 5. The Applicant must develop a wildfire mitigation plan in consultation with neighboring landowners (including the Army), Division of Forestry and

Wildlife (DOFAW), the City and County of Honolulu, and the Hawaii Wildfire Management Organization.

6. The Applicant must provide water supply system plans that show water is being provided to all composting toilet locations for moistening.
7. The landscaping plan and agricultural master plan must be revised to remove any invasive species and plants that are at risk of naturalization.
8. The Applicant must obtain a determination letter from the Department of Land and Natural Resources (DLNR) - State Historic Preservation Division (SHPD) regarding effects to significant historic properties and/or mitigation commitments, and comply with the recommendations. A copy of the letter must be submitted to the DPP.
9. The Applicant must obtain comment letters from the U.S. Fish and Wildlife Services (USFWS) and DOFAW Rare Plant Program regarding impacts to USFWS-designated critical habitat and streams and comply with any recommendations. A copy of the letter must be submitted to the DPP.
10. The Applicant must obtain a permit from the DLNR - Commission on Water Resources Management, for any stream alteration or diversion, or concurrence that no permit is necessary. A copy must be submitted to the DPP.
11. The wastewater facilities must be approved by the State Department of Health - Wastewater Branch. Documentation of approval must be submitted to the DPP.
12. The Applicant must work with the City's Honolulu Fire Department (HFD) to develop a plan and protocol for gondola rescues. A copy of the plan must be submitted to the DPP.
13. The Applicant must create an invasive species mitigation plan, which incorporates the following recommendations from DOFAW: importing any off-island plant or soil material; consulting the Oahu Invasive Species Committee to learn of high-risk invasive species in the area and mitigate spread; cleaning all gear and pets before and after entering the area; cleaning gear that may contain soil, such as boots and vehicles, with 70 percent alcohol solution to prevent the spread of Rapid Ohia Death and other pathogens; encourage visitors to stay on designated trails and roads at all times; and consider implementing biosecurity protocols (such as decontamination stations at trailheads or points of entry into conservation areas for cleaning footwear and other equipment that can harbor invasive species). A copy of the plan must be submitted to the DOFAW and the DPP.

14. A qualified biologist must conduct twilight surveys to determine whether Pueo are present and could be impacted by construction or operations. Documentation of the survey must be submitted to the DOFAW and the DPP. If Pueo nests are present, a buffer zone should be established in which no clearing occurs until nesting ceases, and DOFAW staff should be notified.
- C. Exterior lighting must be limited to the main agribusiness building complex and the northern valley agricultural site. All exterior light fixtures must be shielded.
 - D. The Applicant must provide an annual report documenting compliance with the requirements for the duration of the agribusiness activities. The report must include:
 1. Daily wastewater flow levels. Wastewater flow of 14,000 gallons or more on any given day will require environmental review pursuant to the Hawaii Revised Statutes Chapter 343.
 2. Documentation that 50 percent (1,160.26 acres) or more of the site remains in active agricultural use. Each of the three pasture paddocks must contain a minimum of 30 head of cattle to qualify as active agricultural use acreage. Forestry and agroforestry will only be counted towards active agricultural use acreage if trees are planted to at least 300 trees per acre.
 - E. The Applicant must comply with the conditions for the DPP Traffic Review Branch:
 1. A time line or phasing plan of the anticipated dates to obtain major building permit(s) for construction work, including the projected date of occupancy, shall be prepared by the Applicant in a format acceptable to the DPP. The time line should identify when the construction management plan (CMP), the traffic management plan (TMP), the traffic impact analysis report (TIAR), and off-site roadway work will be submitted for review and approval in relation to when approvals for construction plans, building and occupancy permits, will be necessary. Typically, the CMP should be submitted for review and approval prior to the issuance of building permits for major construction work. The TMP should be submitted and approved prior to the issuance of the (temporary) certificate of occupancy.
 2. The CMP shall identify the type, frequency, and routing of heavy trucks and construction related vehicles. Every effort shall be made to minimize impacts from these vehicles and related construction activities. The CMP should identify and limit vehicular activity related to construction to periods outside of the peak periods of traffic, identify routes for heavy trucks,

provisions for either on-site or off-site staging areas for construction related workers and vehicles. Preliminary or conceptual traffic control plans should also be included in the CMP. The Applicant shall document the condition of roadways prior to the start of construction activities and provide remedial measures, as necessary, such as restriping, road resurfacing, and/or reconstruction if the condition of the roadways has deteriorated as a result of the related construction activities.

3. A TMP shall include traffic demand management (TDM) strategies to minimize the amount of vehicular trips for daily activities by patrons and employees. TDM strategies could include carpooling, ride sharing programs and transit incentives, and other similar TDM measures. A post TMP will be required approximately one year after the issuance of the certificate of occupancy to validate the relative effectiveness of the various TDM strategies identified in the initial report.
4. A post TIAR will be required approximately one year after the issuance of the certificate of occupancy to validate the traffic projections, distribution, and assignment contained in the initial TIAR. If additional traffic mitigation measures or modifications are necessary to support related traffic impacts directly attributable to this development, the Applicant will be required to implement these measures. If the findings of the post TIAR is inconclusive, a follow up study may be required within a year of this post study, as necessary.
5. The access driveway should be designed to accommodate buses and their turn movements. A new left-turn turn lane, an acceleration lane, and a right-turn deceleration lane on Kaukonahua Road may be needed. An analysis for the storage lengths of the lanes should be done by the traffic consultant.
6. Bus parking and loading/drop offs should be accommodated for on-site.
7. Construction plans for all work within or affecting public streets should be submitted for review and approval. Traffic control plans during construction should also be submitted for review and approval, as required. Adequate vehicular sight distance shall be provided and maintained at all driveways. Driveway grades shall not exceed five percent for a minimum distance of 25 feet from the back of the property line. Entry gates should be recessed as far into the driveway as necessary to avoid any queuing onto Kaukonahua Road.

- F. Prior to construction, the Applicant must document the condition of roads or highways to be modified. During construction and upon completion of the Project, any damages or deficiencies to roads or highways must be corrected by the Applicant at their own expense.
- G. The Applicant must comply with the conditions from the HFD:
1. Fire department access roads shall be provided such that any portion of the proposed structures are located not more than 150 feet from fire department access roads as measured by an approved route around the exterior of the building or facility. A fire department access road shall extend to within 50 feet of at least one exterior door that can be opened from the outside and that provides access to the interior of the building.
 2. Supply water for fire protection in a manner acceptable to the HFD.
 3. Submit civil drawings to the HFD for review and approval.
- H. If, during construction, any previously unidentified archaeological sites or remains (such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walls) are encountered, the Applicant shall stop work and contact the SHPD immediately. Work in the immediate area shall be stopped until the SHPD is able to assess the impact and make further recommendations for mitigative activity.
- I. Site work should be scheduled during periods of minimal rainfall and lands denuded of vegetation must be replanted or covered as quickly as possible to control erosion.
- J. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season (September 15 through December 15).
- K. Woody plants taller than 15 feet should not be disturbed, removed, or trimmed during the Hawaiian hoary bat birthing and pup rearing season (June 1 through September 15).
- L. If any State listed waterbirds (such as the Hawaiian Duck, Hawaiian Stilt, Hawaiian Coot, and Hawaiian Common Gallinule) are present during construction activities, then all activities within 100 feet must cease, and the bird must not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, the Applicant must contact the DOFAW Office at 587-0166.
- M. Hours of operation for agribusiness activities shall be limited to sunrise to sunset, and quiet hours shall be established from 10:00 p.m. to 6:00 a.m., daily. Amplified sound systems will not be permitted during these hours.

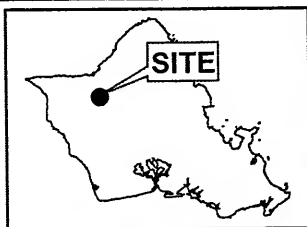
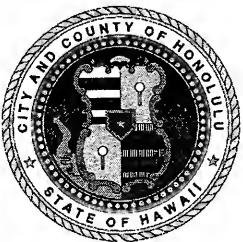
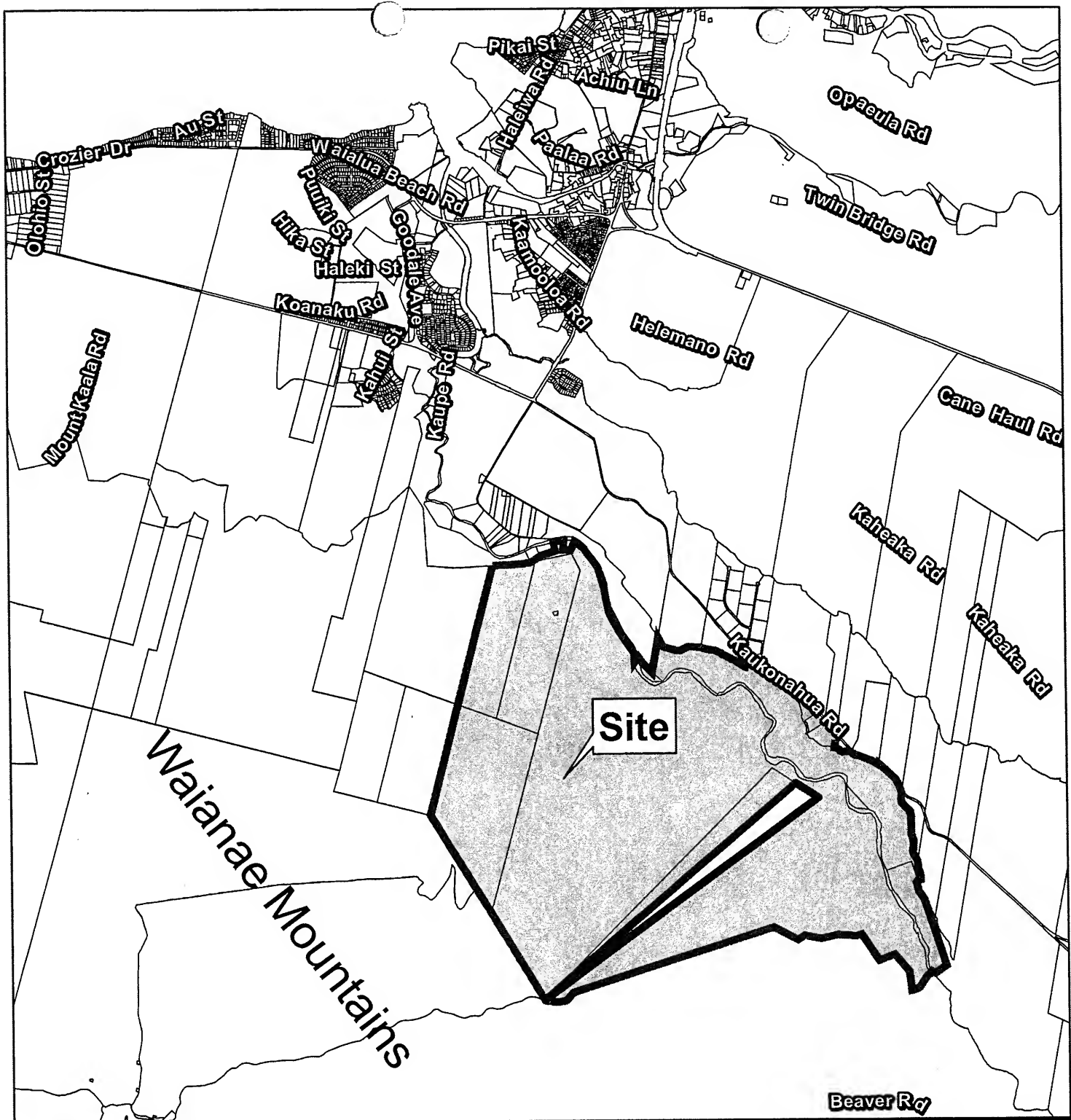
- N. The Applicant and/or landowner shall submit written notification to the Director of the DPP of any change in use, including the addition of any accessory uses and/or structure, termination of any use on the property; and/or transfer in ownership of the property or of any use on the property.
1. In the case of any addition and/or change in use, the Director shall determine if the proposed change requires a minor or major modification of the conditional use permit.
 2. In the event of a change in ownership, the seller shall notify the new owner (by copy of this report) that the site and/or facility is permitted and/or governed by the conditional use permit, and that compliance with all conditions of approval is required.
 3. Any change in size of the active agricultural use and agribusiness activities on the site.
- O. If the active agricultural use or agribusiness activities cease, all agribusiness improvements must be removed within one year of cessation.
- P. The Director may modify the conditions of this permit by imposing additional conditions, modifying existing conditions, or deleting conditions deemed satisfied upon a finding that circumstances related to the approved Project have significantly changed so as to warrant a modification to the conditions of approval.
- Q. In the event of noncompliance with any of the conditions set forth herein, the Director may terminate all uses approved under this permit or halt their operation until all conditions are met or may declare this conditional use permit null and void or seek civil enforcement.

Dated at Honolulu, Hawaii, this 28th day of May, 2019.

Department of Planning and Permitting
City and County of Honolulu
State of Hawaii

By 
Kathy K. Sokugawa
Acting Director

Attachments



VICINITY MAP



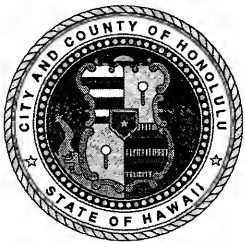
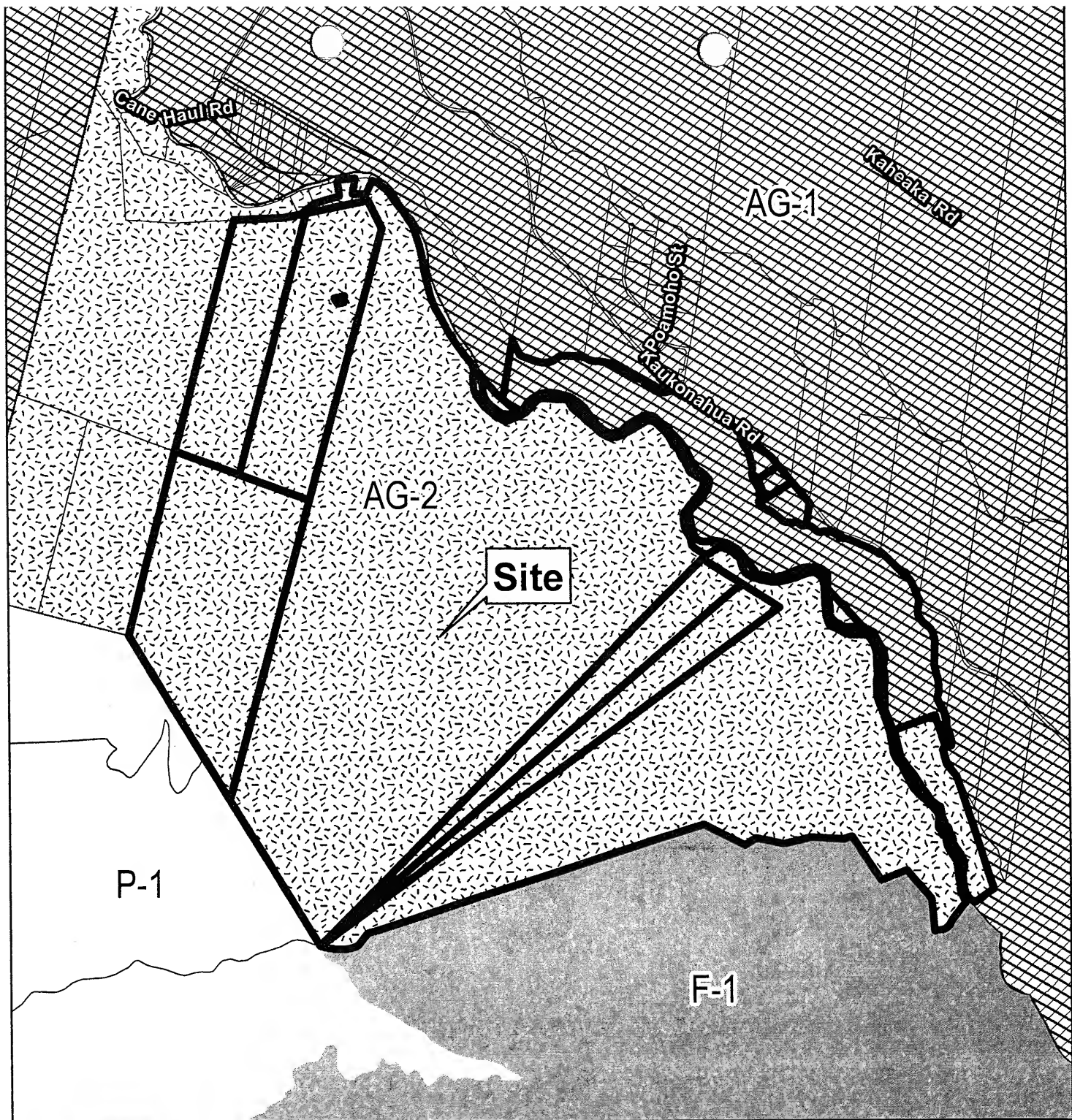
Scale in feet

LOCATION MAP Kamananui (Waialua)

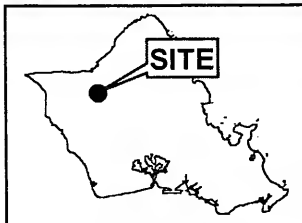
FILE NO.: 2019/CUP-18

Exhibit A

TAX MAP KEY(S): 6-7-003: 002, 006, and 007
6-7-004: 001 and 004
6-7-001: 019, 034, 038, and 043



8000
Scale in feet



VICINITY MAP



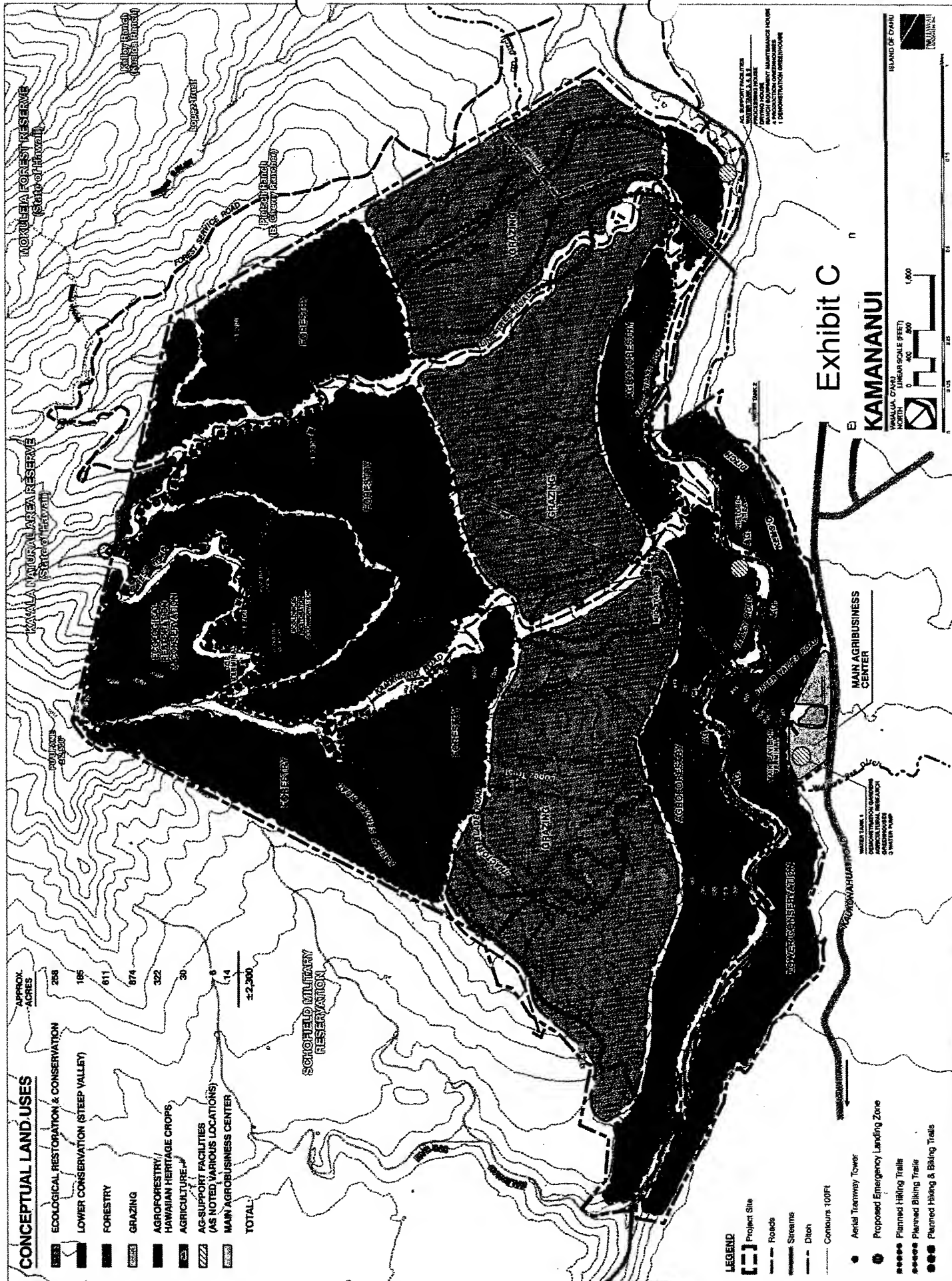
ZONING MAP Kamananui (Waialua)

FILE NO.: 2019/CUP-18

Exhibit B

TAX MAP KEY(S): 6-7-003: 002, 006, and 007
6-7-004: 001 and 004

6-7-001: 019, 034, 038, and 043



CONCEPTUAL LAND USES

SYMBOL	LAND USE	APPROX. ACRES
[Solid Black]	ECOLOGICAL RESTORATION & CONSERVATION	258
[Solid Black]	LOWER CONSERVATION (STEEP VALLEY)	195
[Solid Black]	FORESTRY	611
[Solid Black]	GRAZING	674
[Solid Black]	AGROFORESTRY / HAWAIIAN HERITAGE CROPS	322
[Solid Black]	AGRICULTURE	30
[Hatched]	AG-SUPPORT FACILITIES (AS NOTED, VARIOUS LOCATIONS)	14
[Hatched]	MAIN AGRIBUSINESS CENTER	14
TOTAL		±2,300

- LEGEND**
- [Solid Black] Project Site
 - [Dashed Line] Roads
 - [Wavy Line] Streams
 - [Dotted Line] Ditch
 - [Thin Solid Line] Contours 100ft
 - [Star Symbol] Aerial Tramway Tower
 - [Circle with Dot] Proposed Emergency Landing Zone
 - [Dotted Line] Planned Hiking Trails
 - [Dotted Line] Planned Biking Trails
 - [Dotted Line] Planned Hiking & Biking Trails

Exhibit C

KAMANANUI

MAP SCALE (FEET)

0 400 800 1,600

ISLAND OF OAHU

UNIVERSITY OF HAWAII

Figure 2: Kamananui Land Use Map

Exhibit D

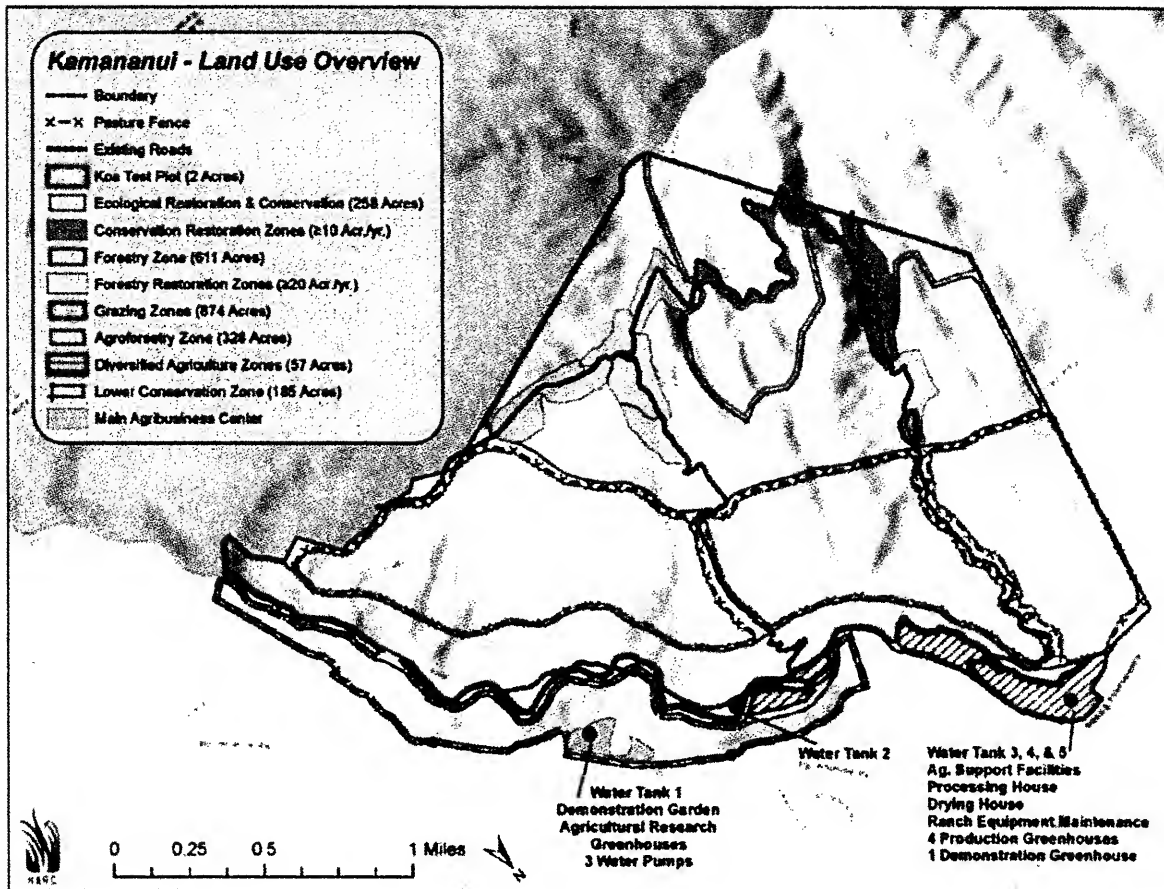
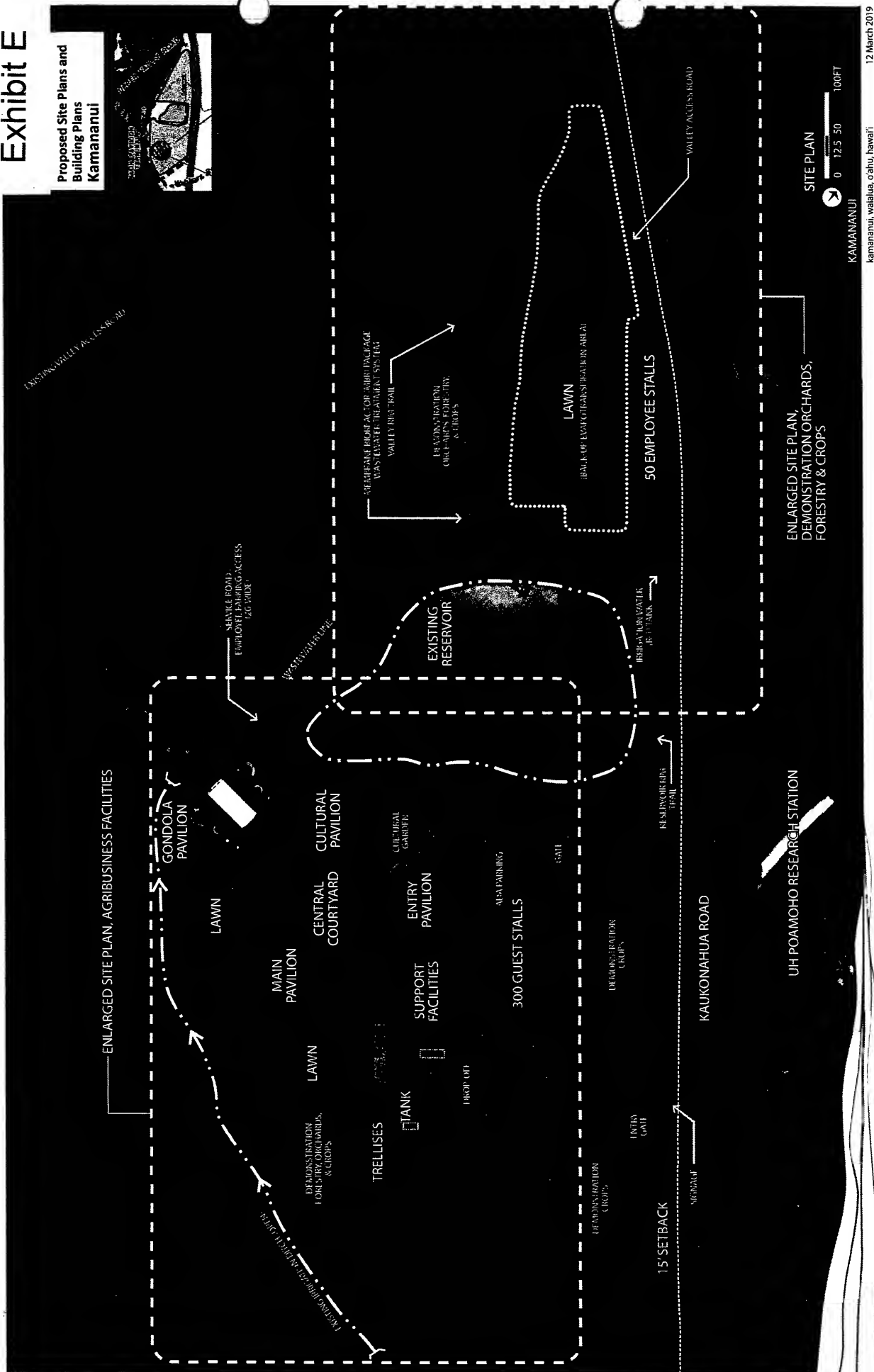


Exhibit E

Proposed Site Plans and
Building Plans
Kamananui



SITE PLAN



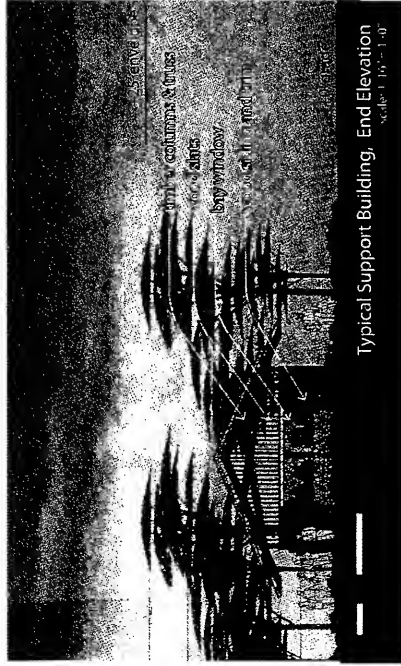
KAMANANUI

kamananui, wailua, oahu, hawaii

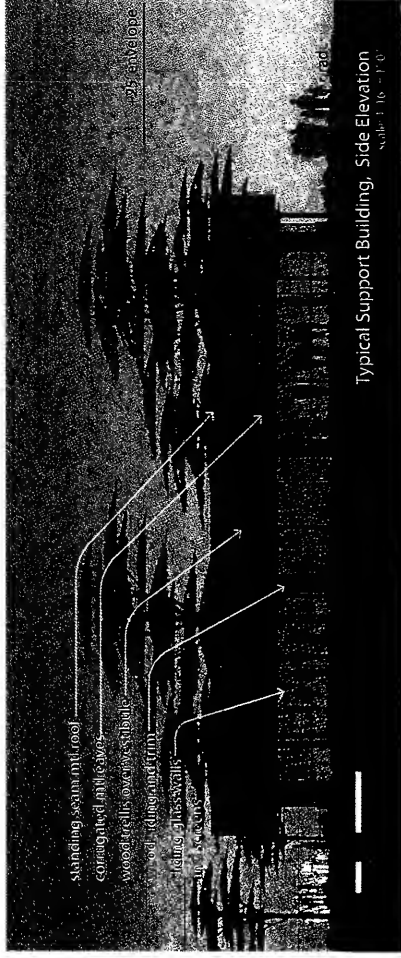
12 March 2019

Exhibit F

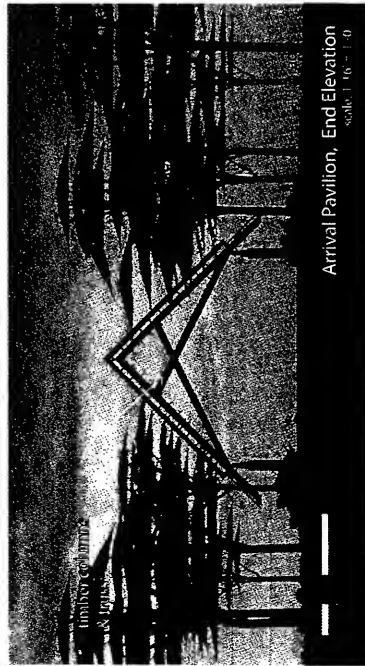
Proposed Site Plans and
Building Plans
Kamahanui



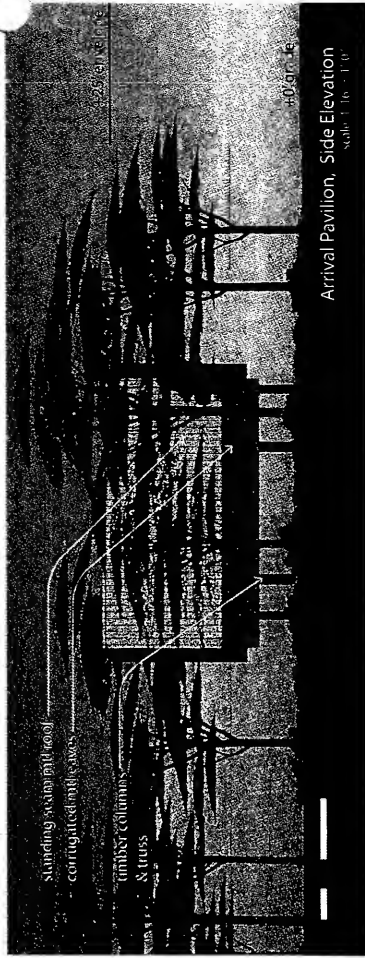
Typical Support Building, End Elevation
Scale: 1/16" = 1'-0"



Typical Support Building, Side Elevation
Scale: 1/16" = 1'-0"



Arrival Pavilion, End Elevation
Scale: 1/16" = 1'-0"



Arrival Pavilion, Side Elevation
Scale: 1/16" = 1'-0"

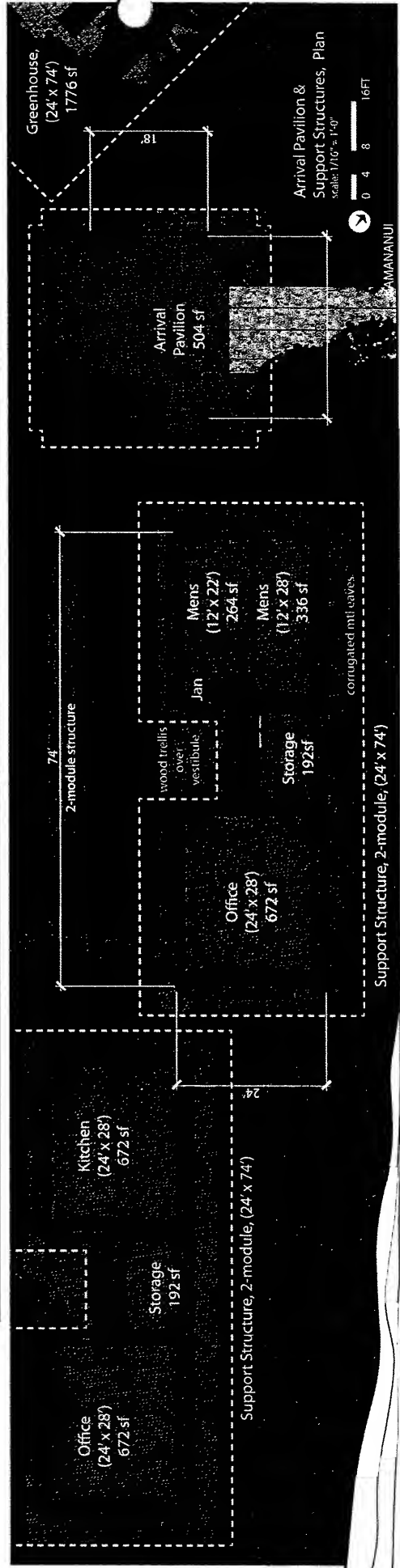
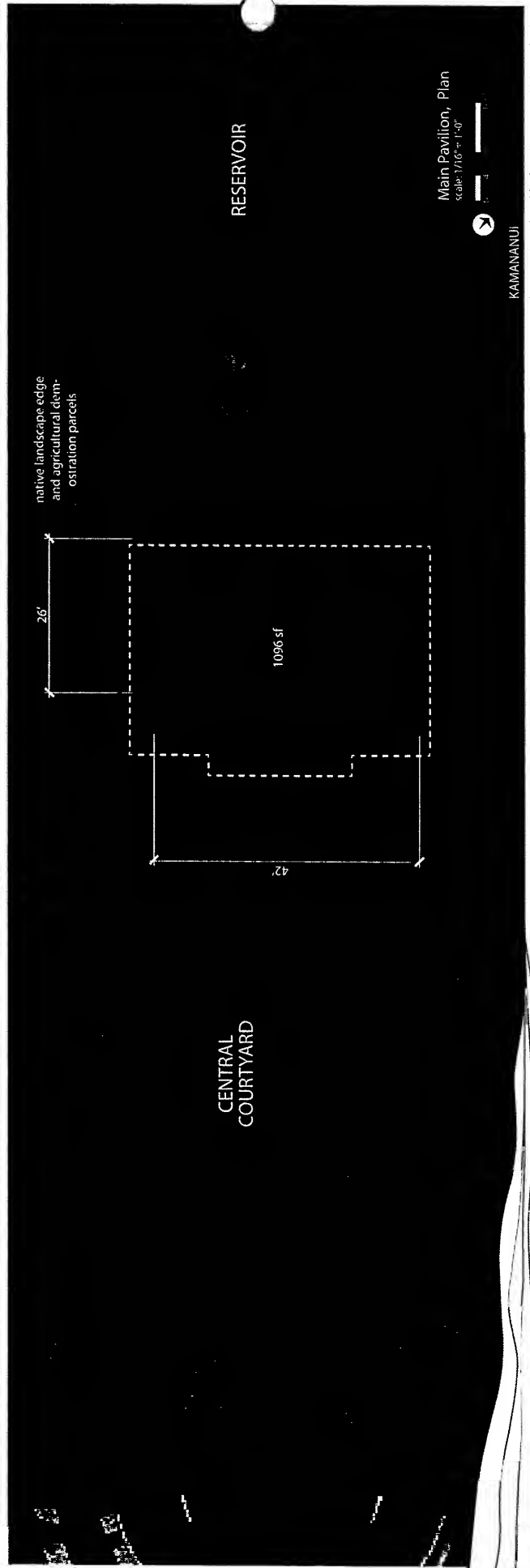
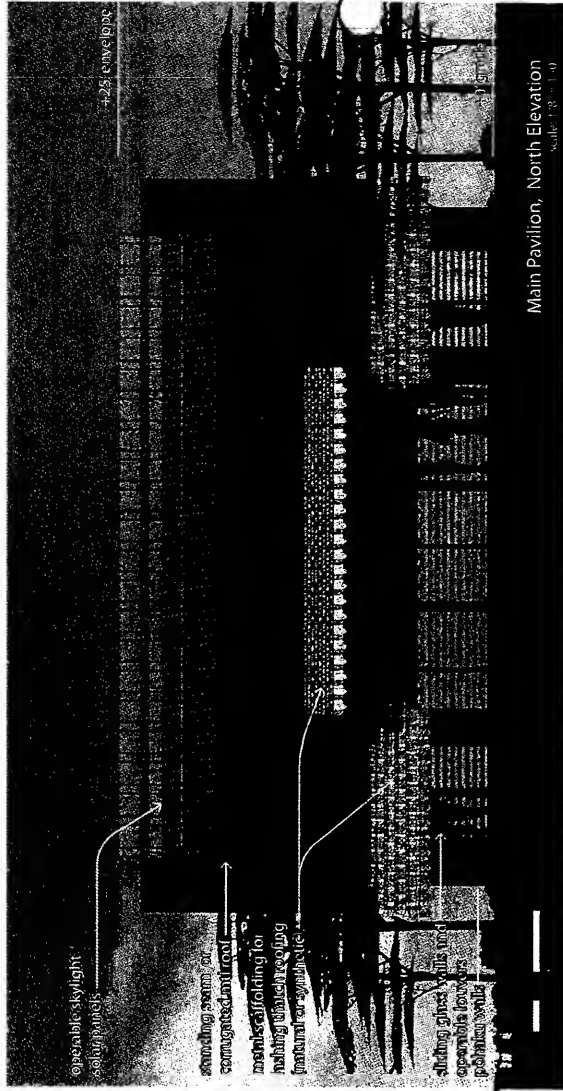
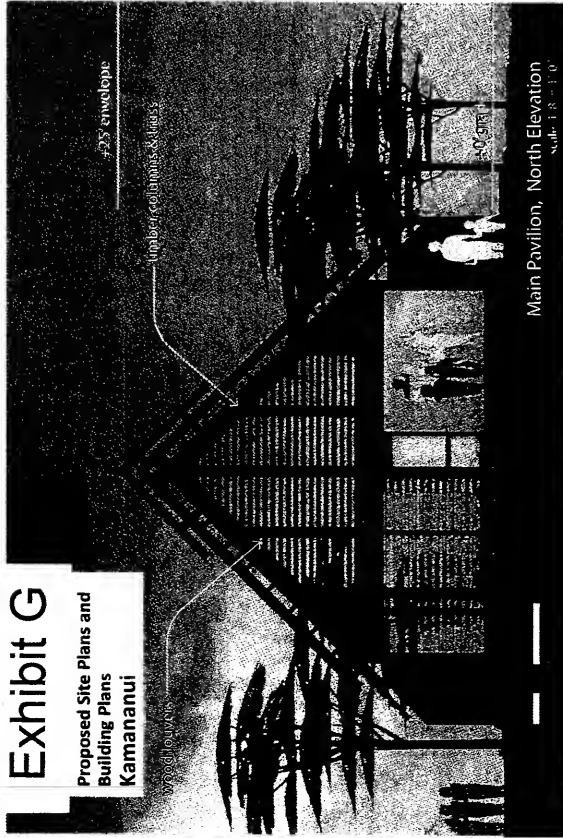


Exhibit G

Proposed Site Plans and
Building Plans
Kamananui



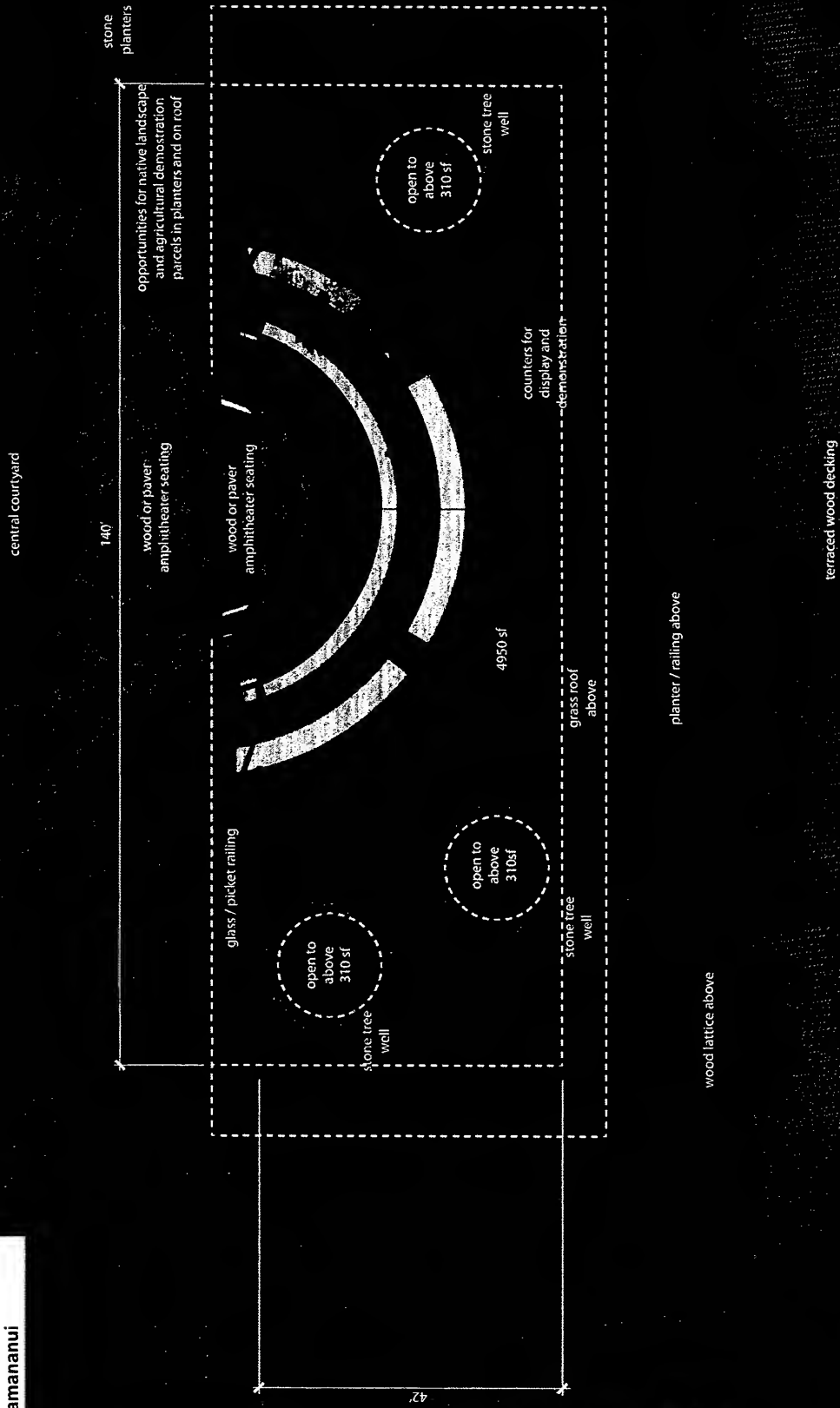
KAMANANUI

kamananui, walaia, oahu, hawaii

28 September 2018

Exhibit H

Proposed Site Plans and
Building Plans
Kamananui



Main Pavilion, Plan
scale: 1/16" = 1'-0"



KAMANANUI

kamananui, wailuku, o'ahu, hawaii

28 September 2018

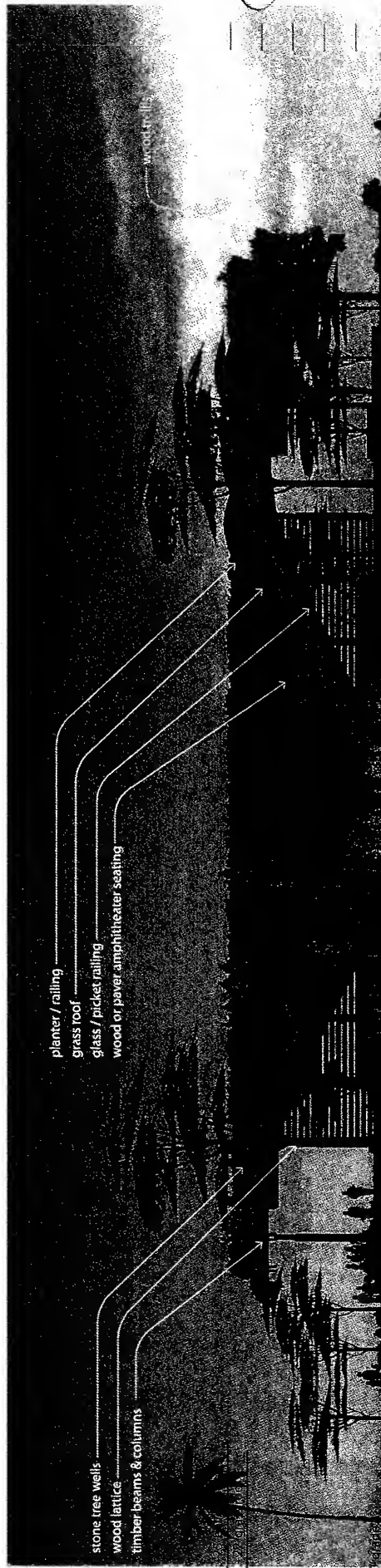
Exhibit I

Proposed Site Plans and Building Plans Kamananui

planter / railing
grass roof
wood trellis
timber beams & columns

stone amphitheater
planters and seating

Main Pavilion, Side Elevation
scale 1/8" = 1'-0"



Main Pavilion, North Elevation
scale 1/8" = 1'-0"

KAMANANUI

kamananui, waiāluā, oāhu, hawai'i

28 September 2018

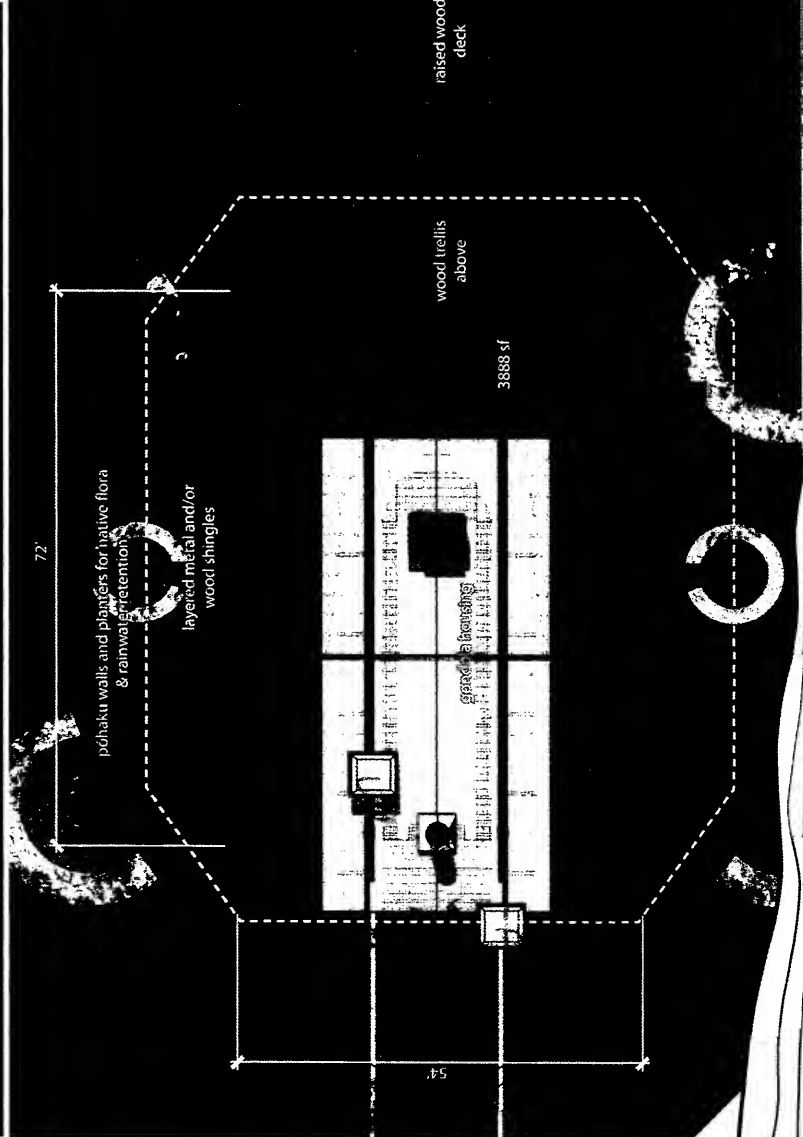
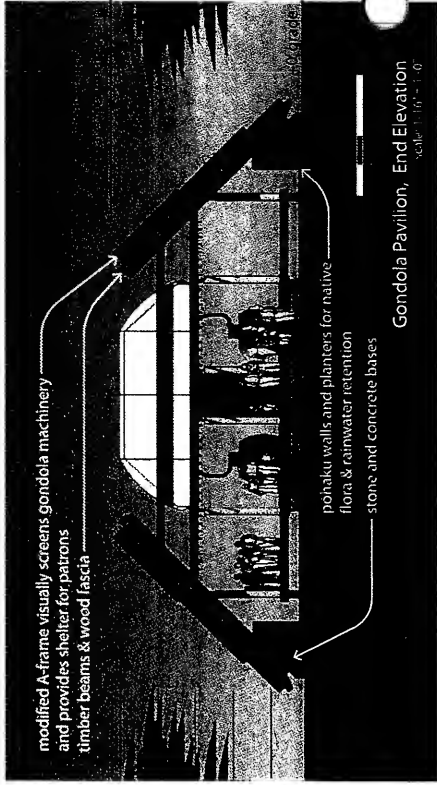
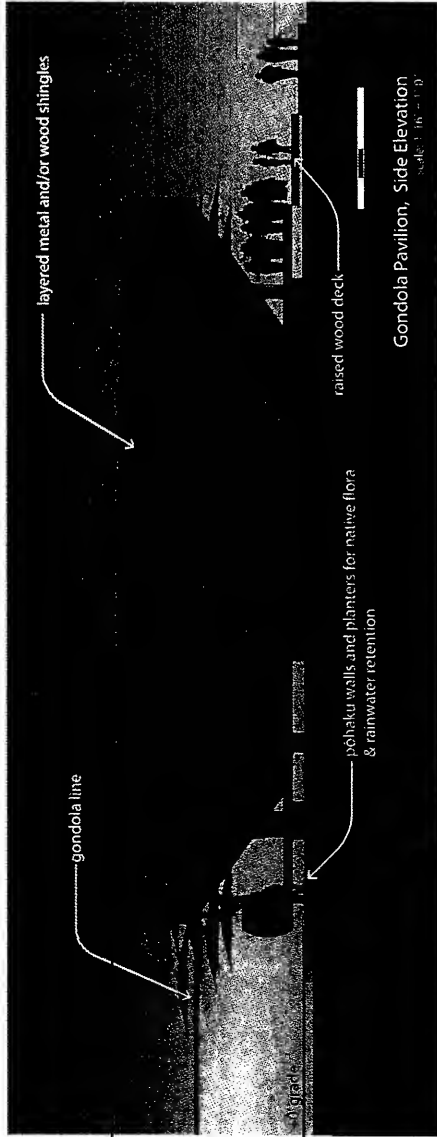


Exhibit J

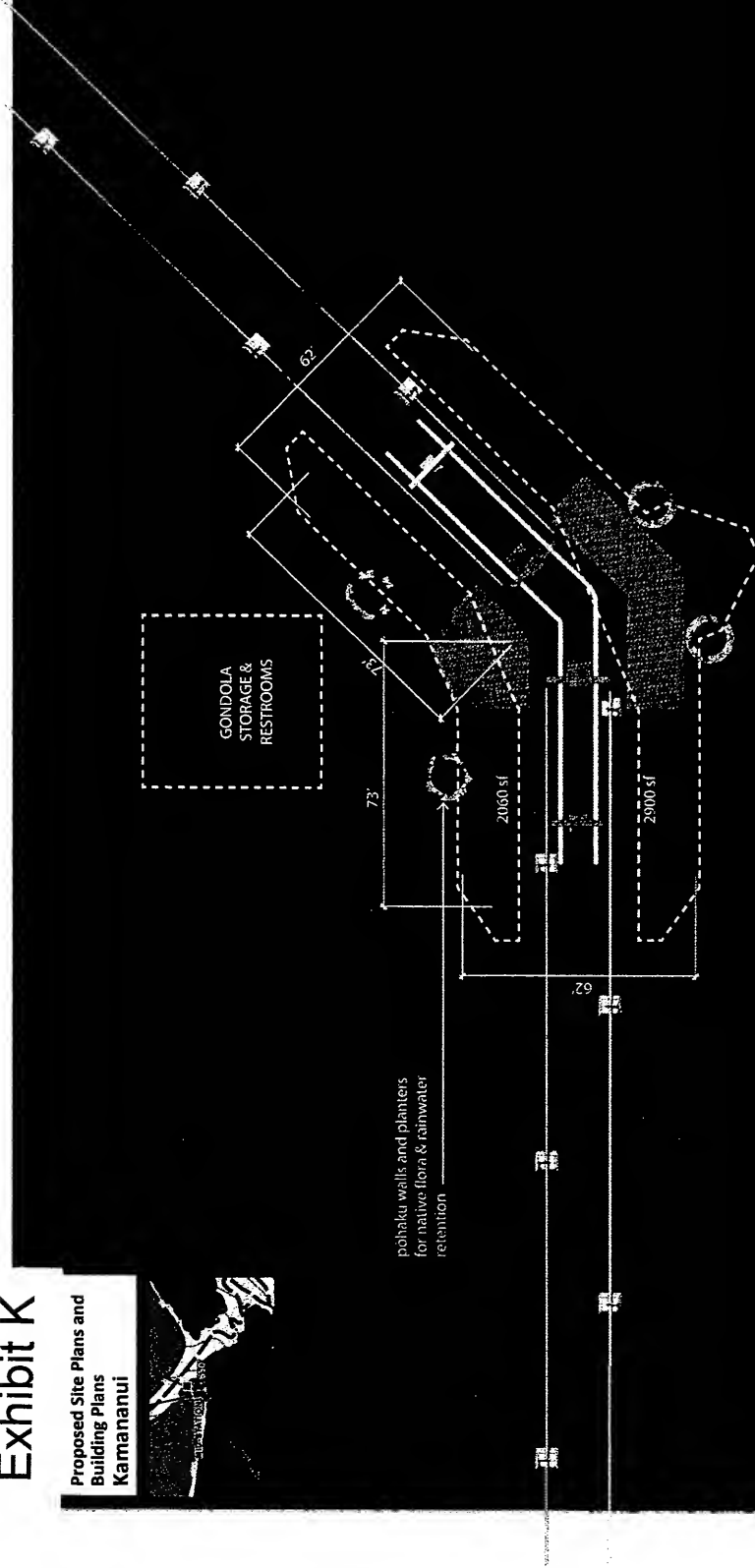
Proposed Site Plans and
Building Plans
Kamananui



Gondola Pavilion, Plan
scale: 1/16" = 1'-0"

Exhibit K

Proposed Site Plans and
Building Plans
Kamananui



Gondola Pavilion
(Mid Station), Plan
Scale: 1/32" = 1'-0"



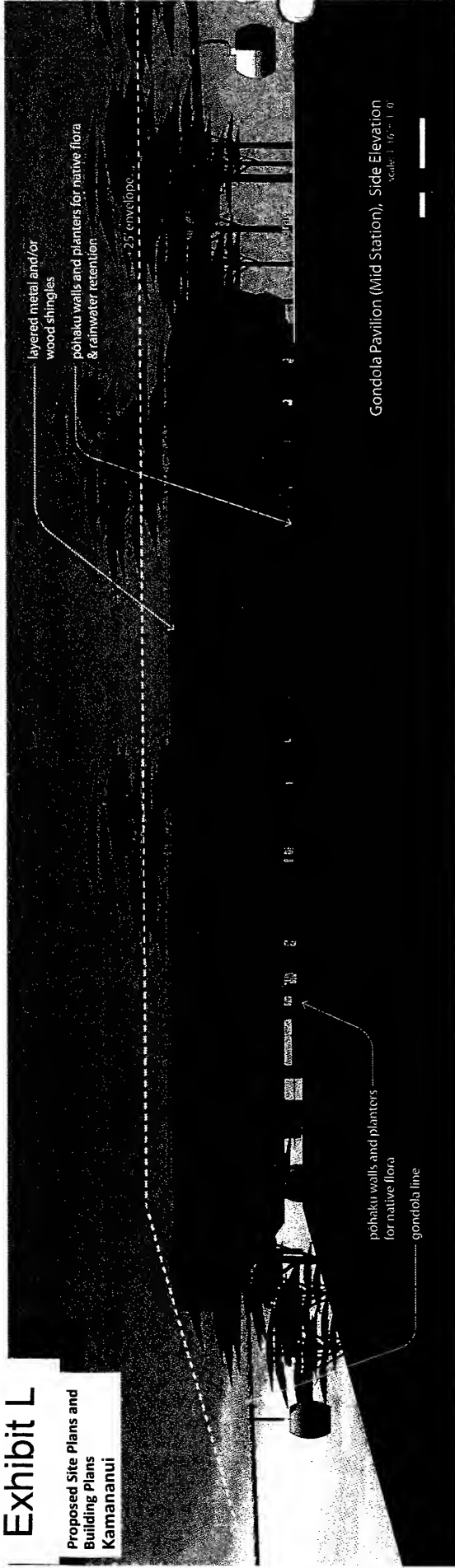
KAMANANUI

kamananui, wailua, oahu, hawaii

28 September 2018

Exhibit L

Proposed Site Plans and
Building Plans
Kamananui



KAMANANUI

kamananui, wailuku, o'ahu, hawaii

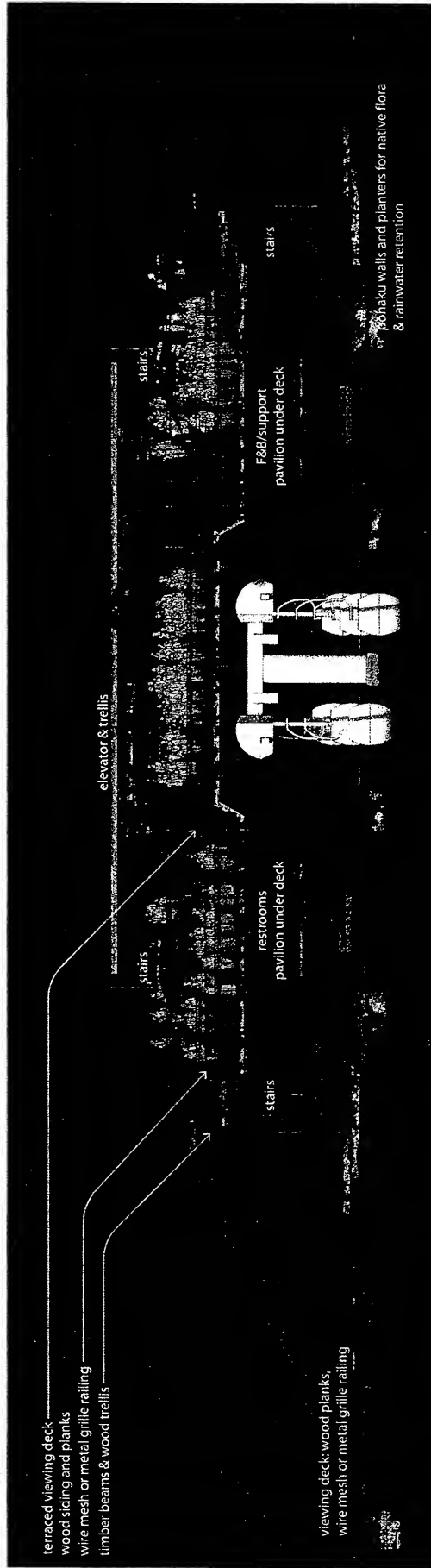
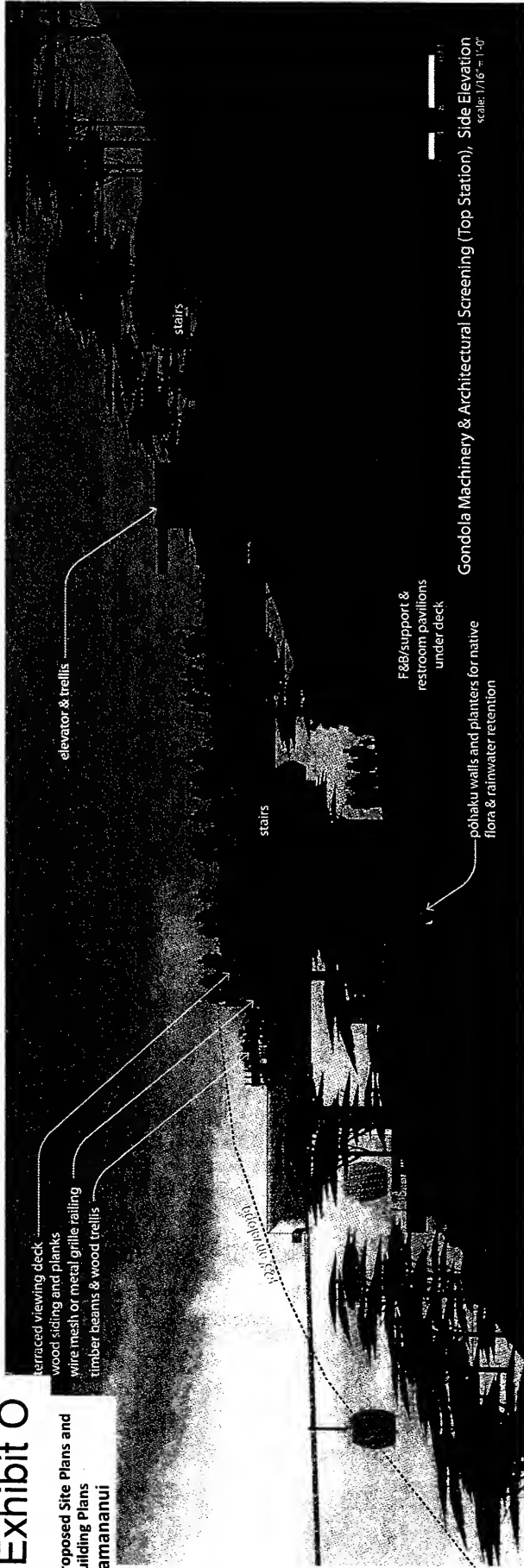
28 September 2018

Proposed Site Plans and Building Plans Kamanui



Exhibit O

Proposed Site Plans and Building Plans Kamananui



KAMANANUI

kamananui, walaialua, oahu, hawaii

28 September 2018

Exhibit P

Proposed Site Plans and
Building Plans
Kamananui



WATER TANKS
25' X 25' PADS
ABOVE

ACCESS ROAD
SECURITY FENCE

OPEN
STORAGE
YARD

OPEN
STORAGE
YARD

RANCH
EQUIPMENT
STORAGE
40' X 60'

PRODUCTION
GREENHOUSE
48' X 72'

OPEN
STORAGE
YARD

PRODUCTION
GREENHOUSE
48' X 72'

OPEN
STORAGE
YARD

PRODUCTION
GREENHOUSE
48' X 72'

OPEN
STORAGE
YARD

PARKING

PARKING

PARKING

GATE

PRODUCTION
GREENHOUSE &
OFFICES
48' X 80'

COMPOSTABLE
RESTROOMS (6)
48' X 10'

PROCESSING
HOUSE
48' X 72'

DRYING
HOUSE
48' X 72'

OUTDOOR
GARDENS

DEMONSTRATION
GREENHOUSE
40' X 40'

VISITOR PATH

STREAM BELOW

AGRICULTURE STRUCTURES



KAMANANUI

kamananui, Waialua, Oahu, Hawaii

28 September 2018

5

DEPARTMENT OF PLANNING & PERMITTING
City & County of Honolulu



ENVIRONMENTAL CHECKLIST

Please Review for Compliance

LUPD/LUAB/Zack Stoddard

DIVISION / BRANCH / STAFF PLANNER

DPP File No. 2019/CUP-18

(TO BE KEPT AS PART OF APPLICATION or PERMIT FILE)

1 ENVIRONMENTAL IMPACT STATEMENT (EIS)/ENVIRONMENTAL ASSESSMENT (EA) COMPLIANCE

A. APPLICABILITY

1. CHAPTER 343, HRS

☒ DOES NOT APPLY

☐ APPLIES AS CHECKED:

- ☐ USE OF STATE/COUNTY LANDS/FUNDS (other than for feasibility studies or for land purchase)
- ☐ USE OF STATE CONSERVATION LANDS
- ☐ USE WITHIN HISTORIC SITES (State or National Register)
- ☐ USE WITHIN WAIKIKI SPECIAL DISTRICT
- ☐ AMENDMENT OF DEVELOPMENT PLANS RESULTING IN OTHER THAN AGRICULTURE, CONSERVATION, OR PRESERVATION (except actions proposing any new county general plan or amendments initiated by the county)
- ☐ SIGNIFICANT ZONE CHANGE (within the eight Development/Sustainable Community Plan areas)
- ☐ USE WITHIN SHORELINE SETBACK AREA
- ☐ NEW OR MODIFICATION TO HELICOPTER FACILITY (refer to Ch. 343-2 and 343-5(a)(8), HRS)
- ☐ WASTEWATER TREATMENT (except individual wastewater systems or wastewater treatment units serving fewer than fifty single-family dwellings or the equivalent)
- ☐ WASTE-TO-ENERGY FACILITY
- ☐ LANDFILL
- ☐ OIL REFINERY
- ☐ POWER-GENERATING FACILITY (fossil-fueled w/ output exceeding 5 megawatts; refer to Ch. 343-2, HRS)

2. CHAPTER 25, ROH (Special Management Area)

☒ DOES NOT APPLY (Site is NOT Within the SMA)

☐ APPLIES (Site IS Within the SMA)

SMA DETERMINATION:

- ☐ NOT Development per ROH Sec. 25-1.3(2) (Exemption)
- ☐ IS Development per ROH Sec. 25-1.3(1), (3), or (4)

Project Valuation: \$ (Cost Estimate)

- ☐ MINOR Permit
- ☐ MAJOR (Use) Permit

B. EXEMPTION (Chapter 343, HRS only):

- ☐ EXEMPT (Class/Section No.)
By Principal or Originating Accepting Agency:
 - ☐ DPP
 - ☐ Other: ()
(Accepting Authority)

If DPP is an Additional Accepting Agency, then:

- ☐ EXEMPT (Class/Section No.)
- ☐ NOT EXEMPT
Others Consulted: (Agency) on: (Date of Consultation)
(Agency) on: (Date of Consultation)

☐ More agencies were consulted (see attached)

C. ASSESSMENT (Chapter 343, HRS & Chapter 25, ROH):

Accepting Authority:

- ☐ Draft EA Received: (Date)
- Public Notice: (OEQC Bulletin Publication Date)
- ☐ Final EA Received: (Date)
- ☐ Significant Impact, Process EIS (see STATEMENT below)
- ☐ FONSI (Date Issued)
Public Notice: (OEQC Bulletin Publication Date)

D. STATEMENT (Chapter 343, HRS & Chapter 25, ROH):

Accepting Authority:

- ☐ EIS Prep Notice (Date Issued)
Public Notice: (OEQC Bulletin Publication Date)
- ☐ Draft EIS Received: (Date)
Public Notice: (OEQC Bulletin Publication Date)
- ☐ EIS Accepted (Date of Acceptance)
Public Notice: (OEQC Bulletin Publication Date)

II SUPPLEMENTAL EIS/EA COMPLIANCE (HAR Section 11-200-26)

A. APPLICABILITY

DOES NOT APPLY

☒ NOT Subject to EIS/EA Requirements (See APPLICABILITY, Part I.A)

- ☐ EXEMPT Action (See EXEMPTION, Part I.B)
- ☐ Separate Action (Process New EIS/EA)
- ☐ NO Substantive Changes (See DETERMINATION, Part II.B.1)
- ☐ NO Significant Effects (See DETERMINATION, Part II.B.2)

☐ APPLIES & Prepare a Supplemental:

- ☐ EA
- ☐ EIS

Pursuant to:

- ☐ Chapter 343, HRS
- ☐ Chapter 25, ROH

B. DETERMINATION

1. Does the Action Involve **Substantive Change(s)** in Size, Scope, Intensity, Use, Location, Timing, Other:

- ☐ NO: Does **Not** Apply (See APPLICABILITY, Part II.A)
- ☐ YES, specifically: _____, and, _____

2. If YES, Does the Action Involve **Significant Effect(s)**:

- ☐ NO: Does **Not** Apply (See APPLICABILITY, Part II.A)
- ☐ YES, specifically: _____

3. If YES, SEIS/SEA Applies (See APPLICABILITY, Part II.A)

Notice of Determination: _____ (Date Issued)

Public Notice: _____ (OECC Bulletin Publication Date)

☐ Draft SEIS/SEA Received: _____ (Date)

Public Notice: _____ (OECC Bulletin Publication Date)

☐ Final SEIS/SEA Received: _____ (Date)

If Supplemental EA

☐ Significant Impact Determination: Process EIS (see STATEMENT, Part I.D)

☐ FONSI: _____ (Date Issued)

Public Notice: _____ (OECC Bulletin Publication Date)

III SHORELINE SETBACK ORDINANCE (Chapter 23, ROH) & RULES COMPLIANCE

A. APPLICABILITY:

☒ DOES NOT APPLY (Site is **NOT** a Shoreline Lot)

- ☐ APPLIES (Site **IS** a shoreline Lot)
 - ☐ Variance Required (See SETBACK, Part III.C)
 - ☐ Minor Shoreline Structure (MSS)
 - ☐ No MSS Permit Required Per DPP Part 2 Rules Sec. 15-1(b)
 - ☐ (2) ☐ (3) ☐ (4) ☐ (5) ☐ (7)
 - ☐ MSS Permit Required Per DPP Part 2 Rules Sec. 15-1(b) _____ (Subdivision No.)
 - ☐ Exempt Per ROH Sec. 23-1.5 _____ (Subsection No.)
 - ☐ All development mauka of shoreline setback

B. CERTIFIED SHORELINE

(Certification Date)

Certification Expires in:

- ☐ One Year
- ☐ Two Years (Government Projects Only)

C. SHORELINE SETBACK:

- ☐ 60-foot applies
- ☐ 40-foot applies
- ☐ _____ applies
(Feet)

☐ As adjusted on: _____ (Date of Adjustment)

☐ As established by: _____ (Shoreline Setback Resolution No.)

4 OTHER DPP PERMITS/APPROVALS REQUIRED

- | | |
|----------|----------|
| 1. _____ | 3. _____ |
| 2. _____ | 4. _____ |

A



Stoddard, Zachary

From: Tsuneyoshi, Heidi
Sent: Friday, May 24, 2019 2:58 PM
To: Stoddard, Zachary
Cc: Sakata, Michael; Matsuura, Reed H.
Subject: URGENT - Kamanau Project

Aloha Zack,

I am strongly opposed to the approval of the CUP Minor for the proposed Kamananui Project. I had the opportunity to tour the area for the proposed project and continue to have strong concern about various aspects of the project including the gondola. I strongly believe that the scope of this project is more conducive for a CUP Major application as opposed to a CUP Minor. Although the footprint for the gondola is not that big, the infrastructure below the surface for such a structure will be substantial and will most certainly affect this prime agricultural and conservation lands. Additionally, the area will be severely impacted by the increased traffic on this windy and potentially dangerous roadway. Additional concerns are about the plans for the commercial activity that has not been fully described and the potential impacts to the area with regard to drainage and runoff to the surrounding waterways which has not been addressed. As an aside, there was just a fire in the area which highlights the concerns for naturally occurring safety incidents which may escalate in relation to this development and activity. First responders such as the police, fire and ambulance should be asked to weigh in on their ability to respond to health and safety issues that may arise as access to this remote area will be a challenge. Thank you for taking the time to consider my concerns which are shared by a number of community residents. Please feel free to contact me with any additional questions you may have.

Very Sincerely,
Heidi Tsuneyoshi
Councilmember, District 2
Honolulu City Council
808-768-5002



The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

2019/ELOG-1010

RECEIVED

19 MAY 23 P1:50

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

May 17, 2019

Kathy Sokugawa
Department of Planning and Permitting
City & County of Honolulu
650 S. King St.
Honolulu, HI 96813

RE: Kamananui CUP Minor Application

Aloha, Kathy.

I have read Kamananui's application for a Conditional Use Permit, Minor, and would like to express the following comments.

Page 1, Executive Summary, Agriculture - "The proposed project involves holistic agriculture and natural resource management (based on the traditional Hawaiian ahupua'a system)."

What exactly do they mean by invoking this term? I could not find any details or description on how, exactly, resource management would be based on the traditional Hawaiian ahupua'a system.

Page 3, Overview, B, Time Frame - "The Applicant acknowledges that the time frame for processing this permit is 45 calendar days from acceptance of a completed application unless the Director determines that a public hearing is required for the proposed project; in such cases, the processing time shall be 90 calendar days from the date of application acceptance." (emphasis added)

The Director should absolutely determine that a public hearing is required. When presented to the North Shore Neighborhood Board, there was virtually no discussion of the gondola. It was not included in the power point presentation and I do not remember the word even being uttered. I see that it is referenced in the minutes, but I assure you there was no discussion of this important feature, nor was a single follow up question asked about a gondola or tram way. The focus of the presentation was local access to hiking, biking and camping in the hills. There was also no discussion of a large parking lot along Kaukonahua Rd or thousands of daily tourists. Finally, the December

2018 and March 2019 newsletters do not mention anything about a gondola. The public must be invited to comment on this application.

Page 13, Hours of Operation – “Evening operations include a reduced scale of agribusiness tours offering unique, educational experiences to visitors and special events.”

What is meant by “reduced scale of agribusiness tours?” Surely, gondola and zipline rides, and mountain biking, are not considered agribusiness.

“Special Events” is a vague term. Are there any limitations contemplated or proposed on the types of events or number of agribusiness guests who may need to stay until 11 p.m.? Why not close at sunset when the agribusiness tours and agricultural work are no longer occurring out on the land?

Page 22, Wastewater Disposal – “The peak daily visitors of 1,650 for the initial operations are anticipated to generate varying wastewater impacts based on uses.” And “The overall wastewater flow combined for all three use types would result in a projected 13,375 gallons per day and remain below the threshold of 15,000 gpd requiring environmental review for a wastewater treatment unit serving the equivalent of 50 single-family dwellings.”

Does Kamananui have enough water to support this level of wastewater? What water resources will be used for this purpose?

What is the design capacity of the WWTS that will be constructed? How much surplus capacity will be required and designed for 1650 daily visitors? What are the additional requirements for a system designed to process 15,000 gpd? Should any of these additional requirements be considered now for this proposed project?

How will Kamananui ensure that no more than 1650 visitors are admitted per day? What are the legal ramifications, if this number is exceeded?

Will the WWTS involve a septic tank and leech field as described in the summary discussion, or will it be a system capable of producing R1 water to be stored for irrigation as described in Exhibit 14?

Page 23, Water Facilities

1. Option Lands serviced by a private well and this parcel of land will have access to 13,466 gallons of potable water per day.
2. Dole Company’s existing irrigation ditch system allows access to up to 100,000 gallons per day (R2 Water) to support agricultural activities at Kamananui.
3. The Applicant will consider the option to drill a well (emphasis added)
4. Recycled water. These last two sources are not quantified.

How much potable water and irrigation water are needed for all purposes? Each purpose and quantity should be identified. Do animals require potable water, or can they be given R1 or R2 water? If wells are to be drilled, what is the sustainable yield available and how much water would be drawn?

Page 34, Traffic – “Through comparison to Kamehameha Highway use, the lower volume traffic conditions on Kaukonahua Road indicate that it has the capacity to accommodate additional traffic demand.”

It is astounding that the consultant would deem to compare Kamehameha Hwy and Kaukonahua Rd as equivalent! The former is generally straight with safe, wide shoulders; the latter is windy and narrow, lined by ironwood trees with virtually no shoulders. The consultant should compare traffic accidents and fatalities, posted speed limits and median driving speeds, along with a vehicle capacity analysis of these two roads. The photo illustration in Figure 1 of the traffic assessment begs an obvious question: what is the width of the shoulder at any of the next trees down the road?

If turn and stacking lanes may be required, then the need, costs and designs should be analyzed now, before any approvals are considered. This road is well known to be hazardous and may not be an appropriate access point for Kamananui's activities.

Page 46, Environmental Assessment – “The project is not subject to the requirements of Chapter 343, HRS.”

The significant interface with the public roadway and work in the conservation district will likely trigger the environmental review requirements of Chapter 343.

A few other observations and questions.

Are the proposed gondola and zip line activities truly accessory to the agricultural activity, or is it the other way around? Revenue from the tourist activities might easily exceed \$30 million per year. What is the proposed budget? The projected revenue and operating expenses should be reviewed to validate that the primary purpose of this enterprise is, in fact, support of the agricultural component, rather than a green-washed tourist attraction.

Can this project proceed without acquisition of the Option Lands? The conservation work, reforestation and agricultural enterprises are desirable, but the location of the visitor center on Kaukonahua Rd and the gondola operations are problematic.

The higher elevation lands are in the state conservation district. This application should discuss additional permitting requirements likely required by state and federal agencies.

The trees in the photo illustrations look an awful lot like albizzia trees. Is there not a more appropriate endemic tree that could be used?

May 17, 2019
Page 4 of 4

Kamanaui's application must be carefully reviewed. Based on the uniqueness of the proposal, is a higher level of review, such as a Conditional Use Permit, Major, or a Special Use Permit the more appropriate action here? Please ensure the applicant provides all the information needed by the Department before making a fully informed and responsible decision.

Thank you for allowing me this opportunity to share these comments.

Respectfully submitted,

A handwritten signature in black ink, reading "Gil Riviere". The signature is written in a cursive, flowing style.

Gil Riviere
Senator, District 23
Oahu's North and Windward Shores

Stoddard, Zachary

From: Shoji, Joyce M.
Sent: Monday, May 20, 2019 10:47 AM
To: Flores, Jason
Subject: RE: Ownership of Kaukonahua Stream

Thank you very much Jason!

Joyce

JOYCE SHOJI

Land Use Approval Branch
Department of Planning and Permitting
650 South King Street, 7th Floor
Honolulu, Hawaii 96813
Phone: (808) 768-8014

From: Flores, Jason
Sent: Monday, May 20, 2019 10:11 AM
To: Shoji, Joyce M.
Subject: RE: Ownership of Kaukonahua Stream

Joyce,

Ownership of streams are halved between the two abutting property owners.

Jason K. Flores

Tax Maps & Records Supervisor
Department of Budget & Fiscal Services
Real Property Assessment Division
842 Bethel St. 3rd. Fl.
Honolulu, HI. 96813
PH. 768-7921
Email: jflores@honolulu.gov

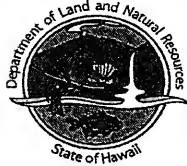
From: Shoji, Joyce M.
Sent: Friday, May 17, 2019 9:24 AM
To: Flores, Jason
Subject: Ownership of Kaukonahua Stream

Hi Jason:

You helped me recently and Bertha here at DPP referred us to you for information regarding the ownership of a portion of Kaukonahua Stream.

It is located between TMKs 6-5-001: 043 and 6-7-004: 001. I've attached 2 TMK plats showing the portion we are interested in, and a screenshot below showing the POID.

DAVID Y. IGE
GOVERNOR OF HAWAII



19682
SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 24, 2019

MEMORANDUM

LD 621

FROM: **DLNR Agencies:**
 ___ Div. of Aquatic Resources
 ___ Div. of Boating & Ocean Recreation
 X Engineering Division
 X Div. of Forestry & Wildlife
 ___ Div. of State Parks
 X Commission on Water Resource Management
 ___ Office of Conservation & Coastal Lands
 X Land Division – Oahu District
 X Historic Preservation

TO: Russell Y. Tsuji, Land Administrator

SUBJECT: **Conditional Use Permit 2019/CUP-18(ZS) – Minor Application for KAMANANUI Project for Kaukonahua Ranch, LLC**

LOCATION: Kaukonahua Road, Waialua, Island of Oahu; TMK: (1) 6-7-003:002, 006, & 007; 6-7-004:001 & 004; 6-5-001:019, 034, 038, & 043 (see attached map)

APPLICANT: **Department of Planning & Permitting, City & County of Honolulu**

Transmitted for your review and comment is information on the above-referenced project to expand existing agricultural uses and provide accessory agribusiness uses including trails, ziplines, and an aerial tramway. A URL for materials to be reviewed is included in the attached.

We would appreciate your comments by **May 03, 2019**. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Barbara Lee at 587-0453 or by email at barbara.j.lee@hawaii.gov. Thank you.

() We have no objections.
() We have no comments.
(X) Comments are attached.

Signed: _____

Print Name: _____

Date: _____

DAVID G. SMITH, Administrator

Attachments
cc: Central Files

(<https://sites.google.com/site/weedriskassessment/home>). You may also refer to www.plantpono.org for guidance on selection and evaluation for landscaping plants.

Invasive Species

DOFAW recommends against importing any off-island plant or soil material. Soil and plant material may have fungi (e.g. Rapid 'Ōhi'a Death) and other pathogens that could harm our native species and ecosystems. We recommend consulting your county's Invasive Species Committee in planning, design, and construction of the project to learn of any high-risk invasive species in the area and ways to mitigate spread. Visitors to the area, especially those that may be hiking or biking in conservation areas as part of the project, should clean all gear (hiking gear, camping equipment, and vehicles) and pets before and after entering the area. Gear that may contain soil, such as hiking boots and vehicles, should be thoroughly cleaned with water and sprayed with 70% alcohol solution to prevent the spread of Rapid 'Ōhi'a Death and other harmful fungal pathogens. Visitors should be encouraged to stay on designated trails and roads at all times. The applicant should consider implementing biosecurity protocols such as decontamination stations at trailheads or points of entry into conservation areas for cleaning footwear and other equipment that can harbor invasive species.

Seabird friendly lighting

We note that artificial lighting can adversely impact seabirds that may pass through the area at night by causing disorientation. This disorientation can result in collision with manmade artifacts or grounding of birds. For nighttime lighting that might be required, DOFAW recommends that all lights be fully shielded to minimize impacts. Nighttime work that requires outdoor lighting should be avoided during the seabird fledging season from September 15 through December 15. This is the period when young seabirds take their maiden voyage to the open sea. For seabird-friendly lighting information, please refer to DOFAW's website at <http://dlnr.hawaii.gov/wildlife/>.

Hoary Bat

The State listed Hawaiian Hoary Bat or 'Ōpe'ape'a (*Lasiurus cinereus semotus*) has the potential to occur in the project area and may roost in nearby trees. If any site clearing is required, this should be timed to avoid disturbance during the bat birthing and pup rearing season (June 1 through September 15). If this cannot be avoided, woody plants greater than 15 feet (4.6 meters) tall should not be disturbed, removed, or trimmed without consulting DOFAW. Barbed wire should be avoided for any construction because bat mortalities have been documented because of becoming ensnared by barbed wire during flight.

Waterbirds

State listed waterbirds such as the Hawaiian Duck (*Anas wyvilliana*), Hawaiian Stilt (*Himantopus mexicanus knudseni*), Hawaiian Coot (*Fulica alai*), and Hawaiian Common Gallinule (*Gallinula chloropus sandvicensis*) have the potential to occur in the vicinity of water features on the property. Additional activities such as the proposed taro fields may attract waterbirds to the property. It is against State law to harm or harass these species. If any of these species are present during construction activities, then all activities within 100 feet (30 meters) should cease, and the bird should not be approached. Work may continue after the bird leaves the area of its own accord. If a nest is discovered at any point, please contact the DOFAW Office at (808) 587-0166.

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

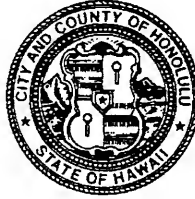
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluluapp.org • CITY WEB SITE: www.honolulu.gov

KIRK CALDWELL
MAYOR

RECEIVED

19 APR 29 P4:10

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU



April 11, 2019

KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2019/CUP-18(ZS)

RECEIVED

APR 12 2019

Division of Aquatic Resources

Dear Participant:

SUBJECT:
Landowner/Applicant:
Agent:
Location:
Tax Map Keys:

Conditional Use Permit (CUP) - Minor
Joey Houssian
PBR Hawaii (Thomas Witten)
Kaukonahua Road - Waialua
6-7-003: 002, 006, and 007;
6-7-004: 001 and 004;
6-5-001: 019, 034, 038, and 043

DAR 5904

Request:

A CUP minor to expand existing agricultural uses and provide accessory agribusiness uses, including trails, ziplines, and an aerial tramway

Provided below for your review and comment is a link to the CUP minor application materials for the proposed development on the subject site. We would appreciate any comments or concerns you may have regarding the proposal. Due to statutory time constraints, please provide your comments **no later than April 26, 2019**.

https://www.dropbox.com/s/14i812mp4tcqwwp/CUP%20Application%20-%20Kamananui_March%202019.pdf?dl=0

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kathy K. Sokugawa".
for Kathy K. Sokugawa
Acting Director

DAVID Y. IGE
GOVERNOR OF
HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF AQUATIC RESOURCES
1151 PUNCHBOWL STREET, ROOM 330
HONOLULU, HAWAII 96813

Date: April 24, 2019
DAR # 5904

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

MEMORANDUM

TO: Brian J. Neilson
DAR Administrator

FROM: Annette Tagawa, Aquatic Biologist *AT*

SUBJECT: Conditional Use Permit - Minor Application to expand existing agricultural uses and provide accessory agribusiness uses, including trails, ziplines, and an aerial tramway

Request Submitted by: Joey Houssian, Kaukonahua Ranch, LLC

Kaukonahua Road - Waialua 6-7-003: 002, 006, and 007; 6-7-004: 001 and 004; 6-5-001: 019,
Location of Project: 034, 038 and 043

Brief Description of Project:

The proposed project involves holistic agriculture and natural resource management (based on the traditional Hawaiian ahupua'a system) for the long-term restoration of the land including ecological restoration, conservation, and watershed protection in the upper mauka zones of the property.

Agricultural plans include intensification of cultivatable lands with agroforestry, cattle ranching and heritage crops using cultural farming techniques. In addition, comprehensive forest management is proposed to restore the natural landscape of the mauka lands through reforestation with native trees.

In addition to the robust agriculture plans, the establishment of accessory (cont. on page 2)

Comments:

☐ No Comments ☒ Comments Attached

Thank you for providing DAR the opportunity to review and comment on the proposed project. Should there be any changes to the project plan, DAR requests the opportunity to review and comment on those changes.

Comments Approved: *Brian J. Neilson*

Brian J. Neilson
DAR Administrator

Date: 4/25/19

DAR# 5904

Brief Description of Project

(cont. from page 1)

agricultural tours will be created, allowing people to connect and interact with the land in a variety of ways such as hiking, mountain biking and zip lining. Access to the vast property is proposed with an aerial gondola to maximize efficiency and minimize environmental impact. This will allow a reduced number of vehicles on the property, minimizing erosion and emissions as a result.

DAR# 5904

Comments

The Division has no objections to the proposed project since it is not expected to have significant adverse impact on aquatic resource values in this area. However, the Division has some concerns regarding potential impacts on aquatic resources within Kaukonahua Stream as portions of this stream are known to harbor the native goby, *Awaous stamineus*, better known as O'opu nakea. Based on proposed uses and operations, the project will include construction of various agricultural structures at a site near the Kaukonahua Stream. For all water facilities intended for this project, please consult with the Commission on Water Resources Management for all applicable permits required for construction and water usage. As these projects progress, additional reviews will be necessary to ensure that Best Management Practices (BMPs) and mitigative measures specifically address potential aquatic environmental impacts. BMPs should be implemented to minimize potential environmental impacts with mitigation measures in place to prevent any contaminants such as sediments, pollutants, petroleum products and other debris from possibly entering the aquatic environment during construction activities. We also suggest including that site work be scheduled during periods of minimal rainfall and lands denuded of vegetation be replanted or covered as quickly as possible to control erosion.

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

May 07, 2019

LD 621

Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting
City & County of Honolulu
650 South King Street
Honolulu, HI 96813

via email: zachary.stoddard@honolulu.gov

Dear Sirs:

**SUBJECT: Conditional Use Permit (CUP) - Minor
KAMANANUI Project for Kaukonahua Ranch, LLC
DPP for Agent PBR Hawaii on behalf of Landowner Joey Houssian;
Kaukonahua Road, Waialua, Oahu; TMK: (1) 6-7-003:002, 006, 007;
6-7-004:001 & 004; 6-5-001:019, 034, 038, & 043**

Thank you for the opportunity to review and comment on the above subject matter. The Land Division of the Department of Land and Natural Resources ("DLNR") distributed a copy of your request to selected DLNR Divisions for their review and comments.

Enclosed are comments on the subject matter from DLNR's a) Engineering Division, b) Land Division—Oahu District, and c) Commission on Water Resource Management. (An extension to May 07, 2019 was granted by Zack Stoddard at DPP.) Should you have any questions upon receipt, please feel free to contact Barbara Lee, Project Development Specialist, by phone at (808) 587-0453 or via email at barbara.j.lee@hawaii.gov. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to be "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



RECEIVED
LAND DIVISION

SUZANNE D'CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

2019 APR 30 AM 10:43

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 24, 2019

MEMORANDUM

LD 621

TO:

DLNR Agencies:

- ☐ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☒ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☐ Office of Conservation & Coastal Lands
- ☒ Land Division – Oahu District
- ☒ Historic Preservation

FROM:

SUBJECT:

LOCATION:

APPLICANT:

Russell Y. Tsuji, Land Administrator
Conditional Use Permit 2019/CUP-18(ZS) – Minor Application for KAMANANUI Project for Kaukonahua Ranch, LLC
Kaukonahua Road, Waialua, Island of Oahu; TMK: (1) 6-7-003:002, 006, & 007; 6-7-004:001 & 004; 6-5-001:019, 034, 038, & 043 (see attached map)
Department of Planning & Permitting, City & County of Honolulu

Transmitted for your review and comment is information on the above-referenced project to expand existing agricultural uses and provide accessory agribusiness uses including trails, ziplines, and an aerial tramway. A URL for materials to be reviewed is included in the attached.

We would appreciate your comments by **May 03, 2019**. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Barbara Lee at 587-0453 or by email at barbara.j.lee@hawaii.gov. Thank you.

- ☐ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

Signed:

Print Name: Carty S. Chang, Chief Engineer

Date: 4/26/19

Attachments

cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 24, 2019

MEMORANDUM

LD 621

TO: **DLNR Agencies:**
☐ Div. of Aquatic Resources
☐ Div. of Boating & Ocean Recreation
☒ Engineering Division
☒ Div. of Forestry & Wildlife
☐ Div. of State Parks
☒ Commission on Water Resource Management
☐ Office of Conservation & Coastal Lands
☒ Land Division – Oahu District
☒ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator

SUBJECT: **Conditional Use Permit 2019/CUP-18(ZS) – Minor Application for KAMANANUI Project for Kaukonahua Ranch, LLC**

LOCATION: Kaukonahua Road, Waialua, Island of Oahu; TMK: (1) 6-7-003:002, 006, & 007; 6-7-004:001 & 004; 6-5-001:019, 034, 038, & 043 (see attached map)

APPLICANT: **Department of Planning & Permitting, City & County of Honolulu**

Transmitted for your review and comment is information on the above-referenced project to expand existing agricultural uses and provide accessory agribusiness uses including trails, ziplines, and an aerial tramway. A URL for materials to be reviewed is included in the attached.

We would appreciate your comments by **May 03, 2019**. If no response is received by this date, we will assume your agency has no comments. If you have any questions, please contact Barbara Lee at 587-0453 or by email at barbara.j.lee@hawaii.gov. Thank you.

- () We have no objections.
(x) We have no comments.
() Comments are attached.

Signed:

Darlene Bryant Takamatsu

Print Name:

Darlene Bryant Takamatsu

Date:

4/26/19

Attachments
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

SUZANNE D. CASE
CHAIRPERSON

BRUCE S. ANDERSON, PH.D.
WILLIAM D. BALFOUR, JR.
KAMANA BEAMER, PH.D.
MICHAEL G. BUCK
NEIL J. HANNAHS
PAUL J. MEYER

M. KALEO MANUEL
DEPUTY DIRECTOR

May 2, 2019

REF: RFD.5096.3

TO: Mr. Russell Tsuji, Administrator
Land Division

FROM: M. Kaleo Manuel, Deputy Director *[Signature]*
Commission on Water Resource Management

SUBJECT: Conditional Use Permit 2019/CUP-18(ZS)-Minor Application for KAMANANUI Project for
Kaukonahua Ranch, LLC

FILE NO.: RFD.5096.3
TMK NO.: (1) 6-7-003:002, 006, & 007; 6-7-004:001 & 004; 6-5-001:019, 034, 038, & 043

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://dlnr.hawaii.gov/cwrn>.

Our comments related to water resources are checked off below.

- ☐ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- ☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- ☐ 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- ☐ 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <http://www.usgbc.org/leed>. A listing of fixtures certified by the EAP as having high water efficiency can be found at <http://www.epa.gov/watersense>.
- ☐ 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <http://planning.hawaii.gov/czm/initiatives/low-impact-development/>
- ☐ 6. We recommend the use of alternative water sources, wherever practicable.
- ☐ 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <http://energy.hawaii.gov/green-business-program>.
- ☐ 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at

DAVID Y. IGE
GOVERNOR



RECEIVED

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
19 MAY -9 P 1:38
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

JADE T. BUTAY
DIRECTOR

Deputy Director
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:
DIR 0376
HWY-PS 2.9795

May 8, 2019
DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Ms. Kathy K. Sokugawa
Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sokugawa:

Subject: Conditional Use Permit, Minor, 2019/CUP-18
Kamananui Agribusiness
Kaukonahua Ranch, LLC
Oahu, Waialua, TMK: (1) 6-7-003: 002, 006, 007; 6-7-004: 001, 004;
6-5-001: 019, 034, 038, Por. 043

The applicant, Kaukonahua Ranch, LLC (KR) proposes to expand existing agriculture uses to include accessory agribusiness uses which would include trails, ziplines and an aerial tramway on approximately 2,300 acres. KR indicates that the agribusiness will largely operate from 8:00 am to 11:00 pm and is planned for an average of 1,650 visitors a day (low: 1,000 to high: 3,000). Approximately 300 parking stalls are planned.

Project access will be on Kaukonahua Road, a facility under the jurisdiction of the City and County of Honolulu (CCH). An Initial Transportation Evaluation (ITE) was performed by AECOM, January 2018, but was limited to the roadway that was under CCH jurisdiction.

The Hawaii Department of Transportation (HDOT) has the following comments:

1. This project is not anticipated to have a significant impact to our State highways.
2. If there should be unanticipated issues associated with this project, to State highways, the applicant shall mitigate those issues, at their own expense, to the satisfaction of HDOT.
3. The ITE should include an estimate of trips that would be generated by this activity.

If there are any questions, contact Ken Tatsuguchi, Engineering Program Manager, Highways Division, Planning Branch at (808) 587-1830. Please reference file review number 2019-044.

Sincerely,

A handwritten signature in black ink, appearing to read "Jade T. Butay".

JADE T. BUTAY
Director of Transportation

DEPARTMENT OF EMERGENCY MANAGEMENT
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, BASEMENT • HONOLULU, HAWAII 96813
PHONE: (808) 768-8960 • FAX: (808) 523-3439 • WEB: www.honolulu.gov

25

RECEIVED

KIRK CALDWELL
MAYOR



HIROKAZU TOIYA
DIRECTOR

19

April 16, 2019

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

FROM: Hirokazu Toiya, Director
Department of Emergency Management

SUBJECT: Joey Houssian Conditional Use Permit (CUP) minor to expand existing agricultural uses and provide accessory agribusiness uses, including trials, ziplines, and an aerial tramway.

Upon review of the Conditional Use Permit (CUP) minor to expand existing agricultural uses and provide accessory agribusiness uses, there seems to be no specific emergency management issues arising from the developer's plan. They seem to have addressed effectively the primary issues with the appropriate departments of Honolulu Fire Department (HFD), Honolulu Police Department (HPD) and U.S. Department of Defense (USDOD) through ongoing contact and dialogue.

One area of concern that does not seem to be addressed is the development of a plan and protocol for aerial tramway rescue should passengers become stranded between stations, suspended midair, above the forest in the 22 planned gondola cabins. The rescue of stranded passengers would require specialized technical rescue team equipment, training, and personnel. The developer should work closely with HFD, particularly for such a technical rescue that would require specialty rescue equipment not found in the local fire stations closest to the development. A recent gondola rescue was executed by the San Diego Fire-Rescue technical rescue team at Sea Worlds Bayside Skyride, February 19, 2019.

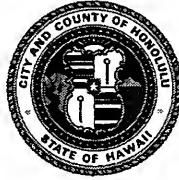
Further, through the aerial gondola tramway towers and houses are planned to not exceed the 499 feet above-ground-level threshold requiring Federal Aviation Administration (FAA) higher scrutiny the active military aviation presence in the area of the development does pose a need for greater coordination and consideration for safety of all. This particularly true as the southern border is a Schofield Barracks training areas and their Surface Danger Zone (SDZ).

Should you have any questions or need additional information, please contact Bob Harter at 723-8958.

HONOLULU FIRE DEPARTMENT
CITY AND COUNTY OF HONOLULU

636 South Street
Honolulu, Hawaii 96813-5007
Phone: 808-723-7139 Fax: 808-723-7111 Internet: www.honolulu.gov/hfd

KIRK CALDWELL
MAYOR



April 24, 2019

RECEIVED

19 MAY -1 P4:10

MANUEL P. NEVES
FIRE CHIEF
LIONEL CAMARA JR.
DEPUTY FIRE CHIEF

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

TO: KATHY SOKUGAWA, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

FROM: SOCRATES D. BRATAKOS, ASSISTANT CHIEF

SUBJECT: CONDITIONAL USE PERMIT - MINOR
KAUKONAHUA ROAD - WAIALUA
TAX MAP KEYS: 6-7-003: 002, 006, AND 007
6-7-004: 001 AND 004
6-5-001: 019, 034, 038, AND 043

In response to your letter dated April 11, 2019, regarding the abovementioned subject, the Honolulu Fire Department (HFD) requires that the following be complied with:

1. Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility. (National Fire Protection Association [NFPA] 1, 2012 Edition, Section 18.2.3.2.2.)

A fire department access road shall extend to within 50 feet (15 meters) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA1, 2012 Edition, Section 18.2.3.2.1.)

2. A water supply approved by the county capable of supplying the required fire flow for fire protection, shall be provided to all premises upon which facilities or buildings, or portions thereof, are hereafter constructed, or moved into or within the county. When any portion of the facility or building is in excess of 150 feet (45,720 millimeters) from a water supply on a fire apparatus access road, as measured by an

Kathy Sokugawa, Acting Director

Page 2

April 24, 2019

approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the AHJ [Authority Having Jurisdiction].
(NFPA 1, 2012 Edition, Section 18.3.1, as amended.)

3. Submit civil drawings to the HFD for review and approval.

Should you have questions, please contact Battalion Chief Wayne Masuda of our Fire Prevention Bureau at 723-7151 or wmasuda@honolulu.gov.



SOCRATES D. BRATAKOS
Assistant Chief

SDB/TC:gl

DAVID Y. IGE
Governor

JOSH GREEN
Lt. Governor



State of Hawaii
DEPARTMENT OF AGRICULTURE
1428 South King Street
Honolulu, Hawaii 96814-2512
Phone: (808) 973-9600 FAX: (808) 973-9613

2019/EL06-932
PHYLLIS SHIMABUKURO-GEISER
Chairperson, Board of Agriculture

GLENN K. MURANAKA
Deputy to the Chairperson

RECEIVED

19 MAY 13 P3:38

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

May 9, 2019

Ms. Kathy Sokugawa
Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street 7th Floor
Honolulu, Hawaii 96813

Attn: Mr. Zack Stoddard, Planner
Land Use Approval Branch

Subject: Conditional Use Permit (CUP) – Minor; 2019/CUP-18
Kaukonahua Road - Waialua
TMKs: 6-7-003: 002, 006, 007;
6-7-004:001, 004;
6-5-001:019, 034, 038, 043 (por.).
Area: 2,320.52 acres (approximate)

The Hawaii Department of Agriculture (DOA) has reviewed the subject CUP-Minor application (application) (dated March 2019) and offers the following comments.

GENERAL INFORMATION

The project site is located on 2,320 acres comprised of 9 contiguous parcels on the island of Oahu. The landowner/applicant currently owns 6 of the 9 parcels, with the option to purchase the remaining 3 parcels (option lands). According to the application, the landowner purchased the 6 parcels in March 2017 (application, Exhibit 25). The project site borders Kaukonahua Road and extends mauka into the Wai'anae mountain range. South of the project site exists the U.S. Army Schofield Barracks. To the west are lands managed by the State of Hawaii as the Ka'ala Natural Area Reserve. North of the project site exists lands owned by the Pietsch Family that is used for cattle ranching, and east of the site exist lands owned by Kaukonahua LLC. Within a section of the southern portion of the project site exists a 75-acre land-locked property owned by the Lopez-Trust, TMK no. 6-7-004:003. According to the application, the applicant is in negotiations to purchase the Lopez property (application, Exhibit 29).



The project site is within the State Agricultural District and is zoned by the City as AG-1 (Restricted Agricultural) and AG-2 (General Agricultural). The North Shore Sustainable Communities Plan (December 2011) designates the property as a mix of "Agriculture" and "Preservation". The application briefly mentions existing uses and activities on the project site as cattle ranching, koa restoration and reforestation, private hiking, mountain biking, ATV use, and some hunting (application, page 8). According to the application, "the majority of the property contains no structures" except for a "small hydroelectric pump house no longer in operation on a parcel along Kaukonahua Road." (application, page 14). The Department recommends the application contain a detailed summary of all existing agricultural uses on the property including acreage and location of each use.

PROPOSED CONCEPT

This application seeks a permit to construct agribusiness facilities centered around two main parcels (TMK nos: 6-5-001:034 & 6-5-001:038, totaling around 15 acres) that are adjacent to Kaukonahua Road. A breakdown of acreage per parcel is as follows:

TMK no.	Acres	Primary Intended Use	Existing Agricultural Dedication	Zoning (LUO)
65001019	3.18	Conservation	Yes/2019	AG-2
65001034	12.42	Agribusiness	No	AG-1
65001038	3.91	Agribusiness	No	AG-1
65001043	179.63	Conservation	Yes/2019	AG-1
67003002	230	Forestry/Conservation	Yes/2023	AG-2
67003006	106.48	Grazing	Yes/2023	AG-2
67003007	135.95	Grazing/Agroforestry	Yes/2023	AG-2
67004001	1569.89	Agroforestry/Grazing/Conservation	Yes/2023	AG-2
67004004	79.01	Grazing/Forestry	Yes/2023	AG-2

The above table was compiled from maps and figures provided in the application (Figure A, Exhibit 4; Conservation Plan, page 4, Appendix B) as well as the City and County of Honolulu's Real Property Assessment Division website, and may not be completely accurate.

The Applicant proposes to "engage in holistic agriculture, rotational grazing, and natural resource management...while also providing access to support the agribusiness and also providing educational and recreational opportunities...." (application, Exhibit B, page 1). Planned agribusiness activities include a passenger gondola (22 gondola cabins, with a rated capacity of 500 people per hour), agricultural tours, mountain biking, ziplines, and ATV tours (application, page 14).

In conjunction with the proposed agribusiness activities, the Applicant proposes to construct/conduct:

- 874 acres of cattle ranching (projected 200-250 head). Cattle ranching is planned to be located in the middle portion of the project site, split up into three pastures (387 acres, 268 acres, and 219 acres). The full buildout of the three pastures includes 816 fenced acres (50,000 linear feet), a well, pump, and three 30,000 gallon water tanks. The applicant is searching for a rancher to take over the existing cattle operation on the project site, as the original rancher is retiring (Exhibit 8, page 23).
- 611 acres of forestry restoration. Forestry restoration will be conducted on the upper portions of the project site, with a goal of 20 acres of reforestation per year through the planting of koa and sandalwood trees.
- 322 acres of agroforestry. Agroforestry will focus on specialty diversified crops and heritage Hawaiian crops. The list of potential crops include breadfruit, heritage Hawaiian sugarcane, heirloom cacao, and other traditional crops. Agroforestry is planned to be conducted in the lower elevation zones closer to Kaukonahua Road and the agribusiness center (see application, Exhibit 8 Kamananui Land Usage Map).
- 258 acres of ecological restoration and conservation. This will take place on the upper mountainous portions of the project site. The Applicant plans to work with the Department of Land and Natural Resources (DLNR) to promote native plant seed stock and eradication of invasive species.
- 185 acres of valley conservation along Kaukonahua Stream that includes ecological restoration.
- 30 acres of crop agriculture including cacao, ulu, banana, papaya, avocado, coffee, and sugarcane.

(application, pages 1-2; exhibit 8, page 23). A summary of key infrastructure costs is included in Exhibit 8, Table 1: Conceptual Agricultural Plan-Cost Estimates. The locations of the proposed uses above are outlined in Exhibit 1, "Conceptual Land Uses" map.

COMMENTS

Under the Revised Ordinances of Honolulu (ROH), section 21-3.50:

To promote the viability and economic feasibility of an existing agricultural operation, accessory agribusiness activities may be permitted on the same site as an adjunct to agricultural uses. These accessory activities must be compatible with the on-site agricultural operation and surrounding land uses.

(emphasis added). According to the Agricultural Resource Management Plan (ARMP) submitted with the application, the ARMP describes current agricultural uses on the property as "nominal cattle ranching" and claims that the lands are "mostly underutilized for agricultural production with marginal pasture maintenance and management."

(Exhibit 8, page 1). Additionally, the two parcels where the agribusiness operation is proposed to be centered on (TMKs 6-5-001:034; 038) does not appear to have an agricultural tax dedication listed on the City Real Property Assessment Division website. The Department recommends that the Applicant explain how “nominal cattle ranching” meets the ROH requirement of an “existing agricultural operation”.

The Department notes that this statement of nominal use may also conflict with the various agricultural tax dedications currently active on many of the parcels within the project site (see above table). According to section 8-7.3(b)(3), ROH, some agricultural dedications must be in “substantial and continuous agricultural use”. “Substantial and continuous agricultural use” means “no less than 75 percent of the subject land, but excluding the area of unusable land, is in active, continuous and revenue-generating agricultural use” (Section 8-7.3(a), ROH).

Under section 21-5.10A, ROH:

“Agribusiness activities must always be accessory to and incidental to the primary agricultural use of the lot. Permitted agribusiness activities, individually and collectively, must be on a scale appropriate to the size of the lot and the surrounding area....

(emphasis added). According to the application, initial visitor projections once the project is complete is estimated to be around 1,650 visitors per day with a support staff of around 60 (application, page 13). In anticipation of the large number of daily visitors and staff, the application proposes to construct a total of 350 parking spaces (application, page 22). For reference, in 2018, Kualoa Ranch estimated their current visitor count to be between 1,000 to 1,500 visitors per day and has an existing parking capacity of 218 standard stalls, six ADA, and nine coach bus stalls (August 2018 Final Environmental Assessment for Kualoa Ranch Improvements Project, pages 2-16 & 2-3). The Department recommends that the applicant clarify how the proposed agribusiness activities would be “accessory to and incidental” to the existing agricultural operations.

The Department also notes that the proposed agribusiness activities must be “appropriate to the size of the lot”. As mentioned above, the gross majority of agribusiness facilities are concentrated on two parcels along Kaukonahua Road totaling a little over 15 acres out of the entire 2,300-acre project site. The Department defers to the Department of Planning and Permitting to determine whether “size of the lot” means individual lot parcels or total project site.

IRRIGATION

A supply of irrigation water in sufficient quantity, quality, and distribution to all agricultural production areas within the project site is critical to the establishment and maintenance of the agricultural crops, livestock, and activities proposed in the application. Supplemental irrigation water is critical because the mean annual rainfall in

the project site of 37-45 inches (application, page 28) is not sufficient for year-round cultivation for most crops. According the application, necessary irrigation infrastructure and water permits required to deliver water for agriculture, agroforestry and grazing operations have yet to be installed, and that the planning, design & permitting is to be conducted from February 2019 to July 2019 (Exhibit 8, page 11).

The Department recommends that the application provide a more detailed irrigation report with: (1) a breakdown of estimated irrigation requirements for the existing and proposed agricultural activities, including irrigation demand during peak usage periods; (2) a clear and firm total amount (Gallons Per Day) of irrigation that will be available to the project site, with listed confirmed water sources and allocation amounts for each water source; and (3), evidence showing the irrigation infrastructure plan would contain enough capacity to provide sufficient irrigation during peak usage periods. Peak usage periods are periods where rainfall is low and temperatures are high. During peak usage periods, irrigation usage to adequately maintain crops is higher than its yearly average.

CONCLUSION

It is the policy of the North Shore Sustainable Communities Plan to:

Ensure that agriculture is the primary use of agricultural lands. Prohibit the improper use of agricultural lands, including the development or subdivision of agriculturally designated and zoned lands for residential and other nonagricultural uses, unless accessory to agricultural use. Do not allow token farming (i.e., "fake farms") or ranching as a ruse to exploit agricultural land.

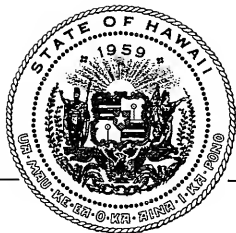
(page 3-22). If this CUP-Minor is approved, it will allow the applicant to conduct an agribusiness operation similar in scope and size to Kualoa Ranch while promising to establish some agricultural activities. It is essential that the application provide enough information to show that the proposed uses and activities will be carried out and in compliance with applicable City laws and regulations.

Should you have any questions, please contact Earl Yamamoto at 973-9466, or email at earl.j.yamamoto@hawaii.gov.

Sincerely,



Phyllis Shimabukuro-Geiser
Chairperson, Board of Agriculture



OFFICE OF PLANNING STATE OF HAWAII

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

RECEIVED

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

19 MAY 21 P2:37

DTS20190591459BE

May 14, 2019

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

Ms. Kathy K. Sokugawa
Acting Director
Department of Planning and Permitting
City and County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sokugawa:

Subject: Conditional Use Permit (CUP) – Minor
Landowner: Joey Houssian
Agent: PBR Hawaii (Thomas Witten)
Location: Kaukonahua Road – Waialua
Tax Map Keys: 6-7-003: 002, 006, 007; 6-7-004: 001, 004;
6-5-001: 019, 034, 038, and 043
Request: A CUP Minor to expand existing agricultural uses
and provide accessory agribusiness uses, including
trails, ziplines and an aerial tramway

The Office of Planning (OP) has reviewed the subject project and has the following comments to offer.

According to the Conditional Use Permit Minor application, the project is situated on Kaukonahua Ranch, a 2,300 acre property located in Waialua, Oahu. There are currently no structures on the property. Agricultural plans include 322 acres of agroforestry, 874 acres for cattle ranching, 611 acres for forestry restoration, 30 acres for crop agriculture, and 20 acres for an agribusiness center and support facilities.

Proposed activities include a passenger Gondola or aerial tramway, hiking, biking, ziplines and ATV tours, and community outreach programs. Proposed development includes 300 parking stalls, agricultural structures near Kaukonahua Stream and in upper areas, agricultural and other structures for demonstration farming around a main agribusiness development site including greenhouses, production and processing facilities, pavilions, tranway pavilions, and restrooms.

The application indicates that the proposal is permissible under a City and County Minor Conditional Use Permit. However, the proposed uses and activities described on Pages 8 and 9

Ms. Kathy Sokugawa
May 14, 2019
Page 2

of the Application appear to extend beyond Agribusiness into Agritourism and which may require a Special Permit.

Hawaii Revised Statutes § 205-2(d) (11) listing permissible uses in the State Agricultural District provides for:

“Agricultural tourism conducted on a working farm, or a farming operation as defined in section 165-2, for the enjoyment, education, or involvement of visitors; provided that the agricultural tourism activity is accessory and secondary to the principal agricultural use and does not interfere with surrounding farm operations; and provided further that this paragraph shall apply only to a county that has adopted ordinances regulating agricultural tourism under section 205-5.”

We are not aware that the City and County of Honolulu has an ordinance in place regulating agricultural tourism use in the State Agricultural District. If not, then the proposed agricultural tourism uses would not be permissible under State law.

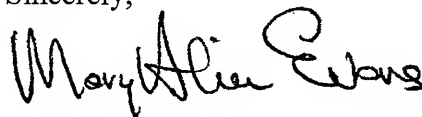
Hawaii Revised Statutes Section 205-4.5 (a)(6), does allow for some types of recreational uses within the State Agricultural District:

“Public and private open area types of recreational uses, including day camps, picnic grounds, parks, and riding stables, but not including dragstrips, airports, drive-in theaters, golf courses, golf driving ranges, country clubs, and overnight camps;”

In our view, many of the proposed agricultural tourism-type uses and facilities would require a Special Permit under Section 15-15-95(c), Hawaii Administrative Rules for the Land Use Commission. We note the application does not include any indication whether a Special Permit is also being sought.

Thank you for the opportunity to review this project. If you have any questions, please call Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,

A handwritten signature in black ink that reads "Mary Alice Evans". The signature is fluid and cursive, with the first name "Mary" and last name "Evans" clearly distinguishable.

Mary Alice Evans
Director

Cc: Land Use Commission

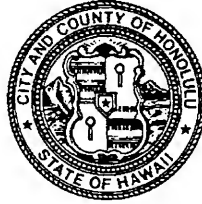
DEPARTMENT OF FACILITY MAINTENANCE
CITY AND COUNTY OF HONOLULU

1000 Ulu'ohia Street, Suite 215, Kapolei, Hawaii 96707
Phone: (808) 768-3343 • Fax: (808) 768-3381
Website: www.honolulu.gov

RECEIVED

KIRK CALDWELL
MAYOR

19 APR 30 P2:07



DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

April 30, 2019

ROSS S. SASAMURA, P.E.
DIRECTOR AND CHIEF ENGINEER



EDUARDO P. MANGLALLAN
DEPUTY DIRECTOR

IN REPLY REFER TO:
DRM 19-223

MEMORANDUM

TO: Kathy K. Sokugawa, Acting Director
Department of Planning and Permitting

ATTENTION: Zack Stoddard
Land Use Approval Branch

FROM:  Ross S. Sasamura, P.E.
 Director and Chief Engineer
Department of Facility Maintenance

SUBJECT: Conditional Use Permit (CUP) – Minor
Kaukonahua Road – Waialua
TMK: 6-7-003: 002, 007; 6-7-004:001 and 004;
6-5-001:019, 034, 038 and 043

Thank you for the opportunity to review and comment on the subject project.

We have no objections, as we do not have any facilities or easements on the subject property. However, during construction and upon completion of the project, any damages/deficiencies along Kaukonahua Road shall be corrected to City standards and accepted by the City at no cost to the City and County of Honolulu.

If you have any questions, please call Mr. Kyle Oyasato of the Division of Road Maintenance at 768-3697.

2019/ELDG-904

BOARD OF WATER SUPPLY

CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA STREET
HONOLULU, HI 96843
www.boardofwatersupply.com



May 2, 2019

KIRK CALDWELL, MAYOR

BRYAN P. ANDAYA, Chair
KAPUA SPROAT, Vice Chair
KAY C. MATSUI
RAY C. SOON
MAX J. SWORD

ROSS S. SASAMURA, Ex-Officio
JADE T. BUTAY, Ex-Officio

ERNEST Y. W. LAU, P.E.
Manager and Chief Engineer

ELLEN E. KITAMURA, P.E.
Deputy Manager and Chief Engineer *ek*

TO: KATHY K. SOKUGAWA, ACTING DIRECTOR
DEPARTMENT OF PLANNING AND PERMITTING

ATTN: ZACHARY STODDARD

FROM: ERNEST Y. W. LAU, P.E., MANAGER AND CHIEF ENGINEER *eyw*

SUBJECT: LETTER DATED APRIL 11, 2019 REQUESTING COMMENTS
ON A CONDITIONAL USE PERMIT – MINOR FOR KAMANANUI
AGRIBUSINESS OFF KAUKONAHUA ROAD
TAX MAP KEY: 6-5-001: 091, 034, 038, AND 043; 6-7-003: 002,
006, 007; 6-7-004: 001, 004

The Board of Water Supply does not have a water system serving the area. Water service and fire protection should be provided by the private water system currently serving this area.

If you have any questions, please contact Robert Chun, Project Review Branch of our Water Resources Division at 748-5443.

RECEIVED

19 MAY -7 P2:23

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

DEPARTMENT OF DESIGN AND CONSTRUCTION
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 11TH FLOOR
HONOLULU, HAWAII 96813
Phone: (808) 768-8480 • Fax: (808) 768-4347
Web site: www.honolulu.gov

KIRK CALDWELL
MAYOR



RECEIVED

19 APR 30 P3:19

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU


ROBERT J. KRONING, P.E.
DIRECTOR

MARK YONAMINE, P.E.
DEPUTY DIRECTOR

April 24, 2019

MEMORANDUM

TO: Kathy Sokugawa, Acting Director
Department of Planning and Permitting

FROM: 
Robert J. Kroning, P.E., Director

SUBJECT: Conditional Use Permit (CUP) – Minor
Kaukonahua Road - Waialua

Thank you for the opportunity to review and comment. The Department of Design of Construction has no comments at this time.

Should you have any other questions, please contact me at 768-8480.

Stoddard, Zachary

From: Hewitt, Ed J CIV USARMY IMCOM PACIFIC (USA) <ed.j.hewitt.civ@mail.mil>
Sent: Friday, April 26, 2019 2:59 PM
To: Stoddard, Zachary
Cc: Suzuki, Rhonda L CIV USARMY IMCOM PACIFIC (USA)
Subject: Conditional Use Permit (CUP) - Minor Comments for Kamananui
Attachments: 2019.04.23_Kamananui Clean Water Program Comments.pdf; 2019.04.23_Kamananui Natural Resources Program Comments.pdf

Importance: High

Zack:

I tried to provide comments via the weblink you provided, however, the government computer would not allow me to access your website link as it was considered a not secure site. At any rate, I wanted to provide you the comments that I have as the suspense provided for comments ends today at 26 April 2019, as per Kathy K. Sokagawa.

The following comments are provided regarding the Conditional Use Permit (CUP) - Minor to expand existing agricultural uses and provide accessory agribusiness uses, including trails, ziplines, an and aerial tramway located at Kaukonahua Road, Waialua, Hawaii.

Thank you for allowing our organization to review the proposal and provide feedback. If you have any further issues or concerns, feel free to contact myself.

Respectfully,

Ed John Hewitt
NEPA Coordinator
948 Santos Dumont Ave.
Building 105, 3rd Floor
USAG-HI, Environmental
ed.j.hewitt.civ@mail.mil
Com: 808-656-5811
DSN: 315-456-5811
Cell: 808-783-1178

"We are the Army's Home"

<https://www.garrison.hawaii.army.mil/default.htm>
or visit: www.imcom.army.mil

Please let us know how we are doing by using ICE:
https://ice.disa.mil/index.cfm?fa=card&service_provider_id=84149&site_id=46&d
ep=DoD

Kamananui CUP Comments from Clean Water Program

Note: all page numbers refer to the page number of the PDF application file, not that of cited within the document. This approach was used to clarify citation despite the various page numbering systems used within the attachments.

It is recommended that the project's proposal address its consistency with the Kaiaka Bay Watershed Based Plan that was developed by the City and County of Honolulu.

It is recommended that a discussion of jurisdictional determination from applicable regulators for waterways be included in order to ascertain if required environmental compliance is being appropriately tracked. Currently, there is no discussion addressing the applicability of Section 404 and 401 of the Clean Water Act for the proposed project. The Conceptual Land Uses Map on page 21 of the application overlaid with the Streams Map on page 174 suggests that the gondola aerial towers, zip line, roads, and planned trails cross the mapped stream in at least one location. Some or all of these actions may require approval from Federal (for example, U.S. Army Corps of Engineers) and/or State regulators. It is further noted that more jurisdictional waterways than shown on page 174 may be in the proposed development area. For example, the 2018 Hawaii State Division of Aquatic Resources stream map layer appears to show more waterways in the project area than depicted on page 174.

It is recommended that the Conditional Use Permit application addresses efforts to comply with Section 503 of the Clean Water Act regarding the application of biosolids. Page 33 of the Condition Use Permit application discusses land application of the "end-product compost" on "non-edible agriculture." While page 280 acknowledges compliance with the Hawaii State Department of Health Wastewater Branch requirements, biosolid application compliance may also require consideration under the National Pollutant Discharge Elimination System (NPDES), via Form 2S, which is administered by the Hawaii State Department of Health Clean Water Branch. This potential NPDES permitting requirement pertaining to biosolid management is not currently discussed in the application.

Exhibit 15 outlines the manufacturer's information regarding the composting toilets proposed to be provided around the mauka areas (to include clusters of ten units at both the mid-station and top gondola locations). The manufacturer's description notes that "a factory installed moistening system is the best insurance against accidental fire in a composter." Page 280 of the application discusses sourcing for fire protection water, but does not discuss whether this water will be available to the remote composting toilet locations. Because fire is mentioned as a possibility from the composting toilets, it is recommended to validate that the composting toilets have been part of the safety coordination discussion with the Honolulu Fire Department and Hawaii Wildfire Management Organization mentions on page 490 of the application. Additionally, while the Department of Land and Natural Resources outreach efforts are documented on page 488 of the application, it is unclear whether the U.S. Fish and Wildlife Service has directly been engaged for Endangered Species Act consultation to mitigate fire risk to Threatened and Endangered Species, such as the species mentioned on pages 38 and 83 of the application. Furthermore, page 83 mentions and page 84 shows the 258 acres near Pu'u Pane designated as critical habitat. When overlaid with the Conceptual Land Uses Map (page 21) it appears that the top gondola station and its cluster of composting toilets may be positioned within the critical habitat zone.

Kamananui CUP Comments from Natural Resources Program

There are genuine concerns about the following issues and how it will be mitigated:

- 1) worried about introducing new sources of ignition to the property, wildfire management is critical.
- 2) pg 45: noise concerns of visitors when they hear Army training
- 3) pg 11: what will they do to prevent introduction of invasive species from hiking and mountain biking operations? Allow only clean gear? Cleaning station on site?
- 4) pg 30: is there any barbed wire to be installed? Barbed wire is a hazard to Hawaiian bats.
- 5) pg 31: how will they prevent visitors from straying into the live fire range door? There is a road that connects the two.
- 6) pg 39: there are likely amakihi and apanane on the property - document references only alien animals. These birds feed on nectar in the Eucalyptus plantings and any native trees with suitable flowers.
- 7) pg 81: Polynesian plants listed for use – eliminate those that will naturalize like noni, ohe and mountain apple.

H. Kapua Kawelo
Natural Resources Manager
U.S. Army Garrison, Hawaii
Hilary.k.kawelo.civ@mail.mil
(808) 655-9189 office
(808) 864-1014 cellular



DEPARTMENT OF THE ARMY
U.S. ARMY INSTALLATION MANAGEMENT COMMAND-PACIFIC
HEADQUARTERS, UNITED STATES ARMY GARRISON, HAWAII
745 WRIGHT AVENUE, BUILDING 107, WHEELER ARMY AIRFIELD
SCHOFIELD BARRACKS, HAWAII 96857-5000

29 April 2019

Ms. Kathy K. Sokugawa
650 South King Street
Honolulu, HI 96813

Dear Ms. Sokugawa,

The U.S. Army Garrison, Hawaii and other Army units in Hawaii, reviewed the Kamananui Project Proposal and oppose the building of the project beneath the Restricted Area 3109C. The Army training airspace on Oahu is extremely limited and this project poses undue risks to the civilian population, will limit military training and will reduce readiness for the Army.

Understanding of the development and impacts include:

a. The Kamananui development proposed plan is an agricultural development along with agricultural tours and recreational activities (agricultural tourism) including hiking, biking, zip lines, and ATV tours. Additionally, a passenger gondola (aerial tramway) will be installed up the reverse slope of the common ridge to access the zip lines. The developer estimates initial visitation planned for approximately 1,650 people per day. This area lies within the deviated Surface Danger Zones (SDZ) of Schofield's West Range. The SDZ represents a 1 in 1 million chance that weapons-grade projectile/airborne piece of artillery shrapnel lands outside the SDZ confines. Although, the deviation caps the SDZs at the installation border with an estimated 1,650 visitors daily, the risks in this proposed use would increase. Due to the SDZs, this parcel underlays restricted airspace (R-3109C), which allows Schofield Range Control Division to control from the surface up to 9,000 feet (Encl 1).

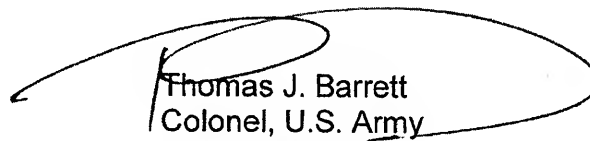
b. The vicinity of this proposed development is utilized daily (times vary) by Unmanned Aircraft Systems (UAS's) for the following:

- Gunnery Table VI Qualification (limits imposed by safe laser operations areas available).
- In-flight link up with manned aircraft executing mandatory aerial observation for UAS operations in vicinity of (IVO) Kahuku Training Area (KTA).
- Climbs/descents from mission altitude.
- Holding location for airspace de-confliction with other Unmanned Aerial Systems (UAS).
- UAS transition to/from R-3110 (Approved routes follow airspace boundary during high aircraft densities).

c. The Army and U.S. Marine Corps conduct training using multiple type of helicopters/aerial systems in the restricted area to conduct map of the earth (tree level)

j. The point of contact for this letter is James C. Knight, telephone number is 808-656-2656 or email at james.c.knight3.civ@mail.mil.

Sincerely,



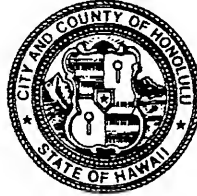
Thomas J. Barrett
Colonel, U.S. Army
Commanding

Enclosure
Restricted Area Map

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honoluludpp.org • CITY WEB SITE: www.honolulu.gov

FILE

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

April 11, 2019

2019/CUP-18(ZS)

North Shore Neighborhood Board No. 27
c/o Neighborhood Commission
Kapalama Hale
925 Dillingham Boulevard, Suite 160
Honolulu, Hawaii 96817

Dear Board Members:

SUBJECT:	Conditional Use Permit (CUP) - Minor
Landowner/Applicant:	Joey Houssian
Agent:	PBR Hawaii (Thomas Witten)
Location:	Kaukonahua Road - Waialua
Tax Map Keys:	6-7-003: 002, 006, and 007; 6-7-004: 001 and 004; 6-5-001: 019, 034, 038, and 043
Request:	A CUP minor to expand existing agricultural uses and provide accessory agribusiness uses, including trails, ziplines, and an aerial tramway

Provided below for your review and comment is a link to the CUP minor application materials for the proposed development on the subject site. We would appreciate any comments or concerns you may have regarding the proposal. Due to statutory time constraints, please provide your comments **no later than April 26, 2019**.

https://www.dropbox.com/s/14i812mp4tcqwwp/CUP%20Application%20-%20Kamananui_March%202019.pdf?dl=0

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

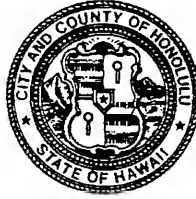
Very truly yours,


for Kathy K. Sokugawa
Acting Director

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

FILE

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

April 11, 2019

2019/CUP-18(ZS)

Sina Bruder, Wastewater Branch Chief
State of Hawaii Department of Health
2827 Waimano Home Road, Room 207
Pearl City, Hawaii 96782

Dear Ms. Bruder:

SUBJECT:	Conditional Use Permit (CUP) - Minor
Landowner/Applicant:	Kaukonahua Ranch, LLC (Joey Houssian)
Agent:	PBR Hawaii (Thomas Witten)
Location:	Kaukonahua Road - Waialua
Tax Map Keys:	6-7-003: 002, 006, and 007; 6-7-004: 001 and 004; 6-5-001: 019, 034, 038, and 043
Request:	A CUP minor to expand existing agricultural uses and provide accessory agribusiness uses, including trails, ziplines, and an aerial tramway

Provided below for your review and comment is a link to the CUP minor application materials for the proposed development on the subject site. Please confirm whether the capacity of the proposed individual wastewater treatment system will serve less than 50 single-family dwellings, thus is not subject to the environmental disclosure requirements of Hawaii Revised Statutes, Chapter 343.

We would appreciate any other comments or concerns you may have regarding the proposal. Due to statutory time constraints, please provide your comments **no later than April 26, 2019**.

https://www.dropbox.com/s/14i812mp4tcqwwp/CUP%20Application%20-%20Kamananui_March%202019.pdf?dl=0

April 11, 2019
Page 2

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

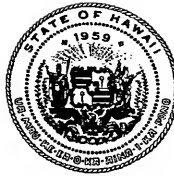
Very truly yours,


for Kathy K. Sokusawa
Acting Director

Enclosure: Kamananui CD

DAVID Y. IGE
GOVERNOR OF HAWAII

RECEIVED



BRUCE S. ANDERSON, Ph.D.
DIRECTOR OF HEALTH

19 MAY -7 P1:15

DEPT OF PLANNING
AND PERMITTING
CITY & COUNTY OF HONOLULU

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HI 96801-3378

In reply, please refer to:
File:

LUD - 1 6 7 003 002 etc
Kamananui CUP Minor
Kaukonahua Ranch-ID4611

April 30, 2019

Ms. Kathy K. Sokugawa
Acting Director
Department of Planning & Permitting
City & County of Honolulu
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

Dear Ms. Sokugawa:

Subject: Conditional Use Permit (CUP) – Minor
Kaukonahua Road, Waialua, TMKs (1) 6-7-003: 002, 006, & 007,
TMKs (1) 6-7-004: 001 and 004, TMKs (1) 6-5-001: 019, 034, 038 and 043
A CUP Minor to Expand Existing Agricultural Uses and Provide Accessory
Agribusiness Uses, Including Trails, Ziplines and an Aerial Tramway

Thank you for the opportunity to provide comments on the subject project in which we have the following comments to offer.

The subject project is located in the critical wastewater disposal area. It is also located in the No Pass Zone as defined by the Honolulu Board of Water Supply as an area where waste disposal facilities have the potential to contaminate groundwater resources used or expected to be used for domestic water supplies. The construction of waste disposal facilities is generally prohibited in the No Pass Zone. We do not have any individual wastewater system (IWS) information on file for any of the TMKs listed above. Also, no connection to the City & County sewer service system is available to the subject properties. Development projects are usually not allowed in the No Pass Zone unless connection to the City sewer system or private treatment works utilizing total effluent reuse will be made.

Domestic wastewater treatment and disposal have only been generally addressed in the document. If the use of IWSs is/are proposed for this project, the Department of Health (DOH) will not approve of any request where an appropriate IWS in conformance with HAR, Chapter 11-62 will not be able to be installed. For properties located in the No Pass Zone, we require that an IWS consisting of an aerobic treatment unit with zero discharge effluent

Ms. Kathy K. Sokugawa

April 30, 2019

Page 2

systems, also known as Evapotranspiration (ET) system be installed.

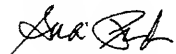
The proposed project plans to use a total of thirty-three (33) compost toilets located in the mauka lands of the project area. In order for the DOH to consider the use of composting toilets, as a minimum, compliance with the following regulations and provisions shall be met.

1. *HAR, Section 11-62-35, Other Individual Wastewater System (IWS) - Composting Toilets*
 - a. *Composting toilets IWS shall be reviewed and approved by the Director on a case-by-case basis. Applicable IWS requirements shall be followed.*
 - b. *Solids generated from composting toilets that are land applied shall meet the requirements of HAR, Chapter 11-62, Subchapter 4, Wastewater Sludge and Disposal.*
 - c. *Composting toilets shall be NSF certified.*
 - d. *Compost Toilet Operations and Maintenance (O&M) Procedures. The O&M procedure shall include, but not be limited to, proper biosolids disposal or land application procedures in compliance with the HAR, Chapter 11-62 and Title 40 of the Code of Federal Regulations, Part 503, Standards for the Use of or Disposal of Sewage Sludge (40 CFR 503).*

Please be informed that the proposed wastewater systems for the development may have to include design considerations to address any effects associated with the construction of and/or discharges from the wastewater systems to any public trust, Native Hawaiian resource or the exercise of traditional cultural practices. In addition, all wastewater plans must conform to applicable provisions of the Hawaii Administrative Rules, Chapter 11-62, "Wastewater Systems."

Should you have any questions, please call Mr. Mark Tomomitsu of my staff at 586-4294.

Sincerely,



SINA PRUDER, P.E., CHIEF
Wastewater Branch

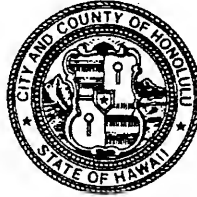
LM/MST:lmj

c: Mr. Thomas Witten, PRB HAWAII & Associates, Inc., via email: twitten@pbrhawaii.com

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

FIVE

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

April 17, 2019

2019/CUP-18(ZS)

Dear Participant:

SUBJECT: Conditional Use Permit (CUP) - Minor
Landowner/Applicant: Joey Houssian
Agent: PBR Hawaii (Thomas Witten)
Location: Kaukonahua Road - Waialua
Tax Map Keys: 6-7-003: 002, 006, and 007;
6-7-004: 001 and 004;
6-5-001: 019, 034, 038, and 043
Request: A CUP minor to expand existing agricultural uses and
provide accessory agribusiness uses, including trails,
ziplines, and an aerial tramway

Provided below for your review and comment is a link to the CUP minor application materials for the proposed development on the subject site. We would appreciate any comments or concerns you may have regarding the proposal. Due to statutory time constraints, please provide your comments **no later than April 26, 2019**.

https://www.dropbox.com/s/14i812mp4tcqwwp/CUP%20Application%20-%20Kamananui_March%202019.pdf?dl=0

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

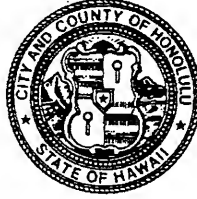
Very truly yours,


for Kathy K. Sokugawa
Acting Director

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU
650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
PHONE: (808) 768-8000 • FAX: (808) 768-6041
DEPT. WEB SITE: www.honolulu.gov • CITY WEB SITE: www.honolulu.gov

File

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

April 11, 2019

2019/CUP-18(ZS)

Dear Participant:

SUBJECT: Conditional Use Permit (CUP) - Minor
Landowner/Applicant: Joey Houssian
Agent: PBR Hawaii (Thomas Witten)
Location: Kaukonahua Road - Waialua
Tax Map Keys: 6-7-003: 002, 006, and 007;
6-7-004: 001 and 004;
6-5-001: 019, 034, 038, and 043
Request: A CUP minor to expand existing agricultural uses and provide accessory agribusiness uses, including trails, ziplines, and an aerial tramway

Provided below for your review and comment is a link to the CUP minor application materials for the proposed development on the subject site. We would appreciate any comments or concerns you may have regarding the proposal. Due to statutory time constraints, please provide your comments **no later than April 26, 2019**.

https://www.dropbox.com/s/14i812mp4tcqwwp/CUP%20Application%20-%20Kamananui_March%202019.pdf?dl=0

Should you have any questions, please contact Zack Stoddard, of our Land Use Approval Branch, at (808) 768-8019 or zachary.stoddard@honolulu.gov.

Very truly yours,


for Kathy K. Sokugawa
Acting Director

3

Stoddard, Zachary

From: Dave Simpson <dsimpson@pbrhawaii.com>
Sent: Thursday, May 16, 2019 5:21 PM
To: Stoddard, Zachary
Cc: Tom Witten
Subject: RE: 2019/CUP-18 - Kamananui Revised Development Standards Table

Aloha Zack,

Mahalo for the follow up. We appreciate the opportunity to clarify these additional questions. Please see my response notes in RED below. Please let me know if you have any further questions or need more clarification on the responses.

- CUP 2013/CUP-40 was approved for 2.5 acres of solar on TIMK 6-5-001:043. Do you know whether that was built? I'm not seeing any associated building permits in our system.

There are no structures built in accordance with the approved solar permit (CUP 2013/CUP-40). The applicant wasn't aware that this use was approved prior to the "option to purchase" agreement for TMK 6-5-001:043.

- Consulted agencies have asked for a clear summary of all permitting requirements for both construction and operation of the project – could you folks please provide that?

The following summarizes the anticipated permitting requirements for construction and operation:

- Building Permits (Main Agribusiness Building, Gondola Terminals, Gondola Towers, Zipline Structures and Support Building Structures) Note: all other structures under 1,000 square feet are exempt from building permits including: greenhouses, crop storage and processing buildings
 - Grading Permits (Gondola Structures and Zipline Structures)
 - Food Establishment Permit (Dept of Health)
 - NPDES Permit (Dept of Health)
 - Onsite Wastewater System Requirements (Compliance with all Dept of Health standards and criteria outlined under HAR, §11-62-35)
- On the map, it looks like trails start mauka of Kaukonahua Stream. How will visitors cross the stream for hiking, biking, and ATV tours?

There are various existing stream 'ford' crossings established and utilized during previous ownership. The existing stream crossings will be navigable for most days of the year by ATV. However, the proposed uses outlined in the application anticipate that access to the network of hiking and biking trails will be provided via the aerial tramway once guests have reached either the midstation or top terminal. Nearly all hiking and biking trails are mauka of the stream and therefore will not require stream crossing once guests have reached either terminal.

- Is there somewhere in the application that says the gondola and zipline and associated structures will be painted to mitigate visual impacts?

The narrative under Justification (Section II. C. 3. iii., Page 18) states "Given the existing terrain, the proposed agribusiness main facilities will be sited within the project site in such a way as to reduce its overall massing and to blend in with the surrounding agricultural uses and open space environment." In addition, the section on Public Views (Section II. C. 5. ii., Page 28) describes the vantage points and references to the public view photos and renderings of the gondola and zipline structures (Exhibit 19). The renderings of the gondola cabins show the

- Consulted agencies have asked for a clear summary of all permitting requirements for both construction and operation of the project – could you folks please provide that?
- On the map, it looks like trails start mauka of Kaukonahua Stream. How will visitors cross the stream for hiking, biking, and ATV tours?
- Is there somewhere in the application that says the gondola and zipline and associated structures will be painted to mitigate visual impacts?
- Table 2 on p. 20 states outdoor lighting will be used – can you explain where and during what times?

We'll be discussing the project with Kathy on Tuesday – it's not necessary you provide responses to these questions by then but I'm just letting you know more questions may come up. Thanks again,

Zack

From: Dave Simpson [mailto:dsimpson@pbrhawaii.com]

Sent: Thursday, May 09, 2019 3:54 PM

To: Stoddard, Zachary

Cc: Tom Witten

Subject: RE: 2019/CUP-18 - Kamananui Revised Development Standards Table

Aloha Zack,

Mahalo for sending over these questions for clarification. Please see my response notes in RED below. We also would like to note that the proposed acreage described in the application for the proposed uses should be considered conceptual and only approximations for the planned agricultural zones across the property. The building area totals for the proposed structures are also considered to be the approximate dimensions, but we have tried to over-estimate to ensure we are not understating the proposed structures. The applicant will have more detailed architectural plans for building permits. Please let me know if you have any further questions or need more clarification on the responses below.

I have some Kamananui questions:

- Uses
 - Cattle ranching (816/874 acres)
 - Is the existing cattle ranching an active ag use or are those the feral cows?
The existing cattle on the property are an active ag use and managed through a lease agreement with the neighboring ranch operated by Bob Cherry.
 - It seems the grazing zone is 874 acres, but p.29 of the ag master plan shows 816 acres of pasture. Which is correct?
The correct acreage for the total grazing zone is approximately 874 acres, which is used in all other references throughout the application and ag plan. Land use maps are consistent for pasture zones on both maps. The reference on page 29 of the HARC Ag Plan exhibit (816 acres) was used to estimate cost for linear feet of fencing. This was based on an early estimate for the projected fenced area in the pasture zone. As the ag plan is implemented, the fencing and pasture areas will be refined based on site conditions.
 - How much of the zone will be used at a time and starting when? When would ranching begin and with how many cows? 125 (p.23 of ag master plan)?

Kamananui site conditions, manage for seed production for future restoration and reforestation needs, and conservation the genetic diversity of koa from the Waianae mountains eco-region.

○ Agroforestry (322/328 acre zone)

- P.2 of the application says 322 acres of agroforestry, p.6 (Figure 2) of the ag master plan shows a 328-acre zone. Which is accurate?

The application is accurate stating 322 acres for agroforestry. Some crops noted in the HARC Ag Plan exhibit (i.e. banana, breadfruit and cacao) are shown within the Agroforestry Zone for the overall land use map submitted in the application. As noted, these general agricultural land use areas are approximate only and will be refined during implementation.

- P.29 of the ag master plan says there will be 30 acres or more of cacao-agroforestry. Does this mean there will be at least 30 acres of cacao within the 322/328-acre zone?

Yes, the HARC Ag Plan exhibit shows the 30 acres of cacao within the 322-acre Agroforestry Zone.

- At what rate will the trees be planted? 600 trees/acre, same as forestry zone?

The HARC Ag Plan exhibit notes the 600 trees/acre figure for an expected density for the Forestry Zone. The plan states: "The final planting density is dependent on the specific geographic features of each field, but in general, a density of approximately 600 trees per acres is expected." This isn't the rate of planting. As noted, this is the final expected Forestry Zone density once optimal levels are achieved. In contrast to the forestry zone where density will be roughly 600 trees per acre, the agroforestry zone will comprise Koa deployed in double row windbreaks and wide row inter-cropping configurations. Koa will be one of several species planted in crop mosaics within the agroforestry zone. The stocking for koa in these configurations will be in the range of 50-125 tree per acre depending on companion crops with the agroforestry koa trees (i.e. banana, breadfruit, cacao).

○ Crop agriculture (30/57 acres)

- P.2 of the application and p.17 of the ag master plan say there will be 30 acres of crop ag/field crops, while Figures 2 and 3 of the ag master plan show 57 acres of diversified ag. Which is accurate?

The application is accurate stating 30 acres for crop agriculture. Some crops noted in the HARC Ag Plan exhibit (i.e. banana, breadfruit and cacao) are shown within the Agroforestry Zone for the overall land use map submitted in the application. As noted, the actual crop areas will be refined based on site conditions.

- Is the cacao in this zone in addition to the 30 acres of agroforestry cacao?

The HARC Ag Plan exhibit shows the 30 acres of cacao within the 322 acre Agroforestry Zone. The Ag Plan exhibit had a typo in the text. Refer to the diversified agriculture map on page 7 of the plan exhibit listing approximately 3 acres.

- P.17 of the ag master plan says there will be approximately 30 acres of sugarcane, while p.29 says up to 30 acres. Which is accurate?

As noted in the diversified ag map figure on the HARC Ag Plan exhibit, there will be approximately 3 acres of sugarcane (not 30). This was a typo error as noted above.

Note: All structure building areas referenced, such as the existing abandoned pump house, proposed water infrastructure and gondola towers, were added to the revised table previously submitted demonstrating conformance to development standards (attached).

- Existing structures should be included in building area calculations. You mention an existing pump house and bunkers (p.14). The top of p.30 of the application mentions irrigation structures. Aren't there houses as well? I remember driving past a few on the site visit.

There are no existing houses on the Property. The houses you referenced from the site visit are outside the boundary of the property. The handful of small bunkers are all underground and are not included in the development standards calculation.

Existing Old Pump House: 300 sq ft

- Please include the proposed water pumps and tanks

Water Pump (Main Agribusiness Site): 450 sq ft

Water Tank (Main Agribusiness Site): 1,800 sq ft

R-1 Water Tank (Main Agribusiness Site): 900 sq ft

Water Tanks (Valley Sites): $490 \text{ sf} \times 3 + 1,000 \text{ sf} = 2,500 \text{ sq ft}$

- What about the 18 proposed gondola towers that show up as yellow stars on the conceptual land use map?

Gondola Towers (AG-1 land): $30.25 \text{ sf} \times 2 = 60.5 \text{ sq ft}$

Gondola Towers (AG-2 land): $30.25 \text{ sf} \times 18 = 544.5 \text{ sq ft}$

Totals are rounded up to 100 sf (AG-1 land) and 600 sf (AG-2 land) to consider margin of error for an additional 700 square feet total across the property.

- Parking – p.13 of the application says there will be 300 stalls but p.21-22 and Exhibit 13 show 350. Which is right?

The Page 13 reference to 300 stalls is in the section Number of Clients on Site and was written within the context of provisions for guests. This is consistent with the rest of the document and exhibits showing 300 stalls dedicated for guests and 50 dedicated for employees in separate parking areas.

From the CUP application page 13: "Initial visitation is planned for approximately 1,650 people per day to evaluate site capacity, guest experience and to ensure that environmental standards are maintained. It is expected that visitors would spend between 1 and 4 hours on site and an estimated 300 parking stalls would be created."

This is intended to demonstrate that parking stalls strictly for guests will have the capacity to host the expected visitor numbers.

Please feel free to contact me with any clarification questions or any further requests.

Mahalo,

Dave Simpson
Planner

PBR HAWAII

Land Planning | Landscape Architecture

- Will all 57 acres be planted right away? If not, what is the timeline and acreage?
- Ecological restoration (258 acre zone)
 - P.2 of the application says approximately 10 acres/year, p.29 of the ag master plan says up to 10 acres/year for 30 years, and p.6 (Figure 2) of the ag master plan shows at least 10 acres/year. Which is accurate?
- Valley conservation (185 acre zone)
 - Will anything be done on this land? Is it the same as the ecological restoration zone – 10 acres/year of restoring native plants/removing invasive weeds/ungulate control? If so, is that 10 acres in addition to the 10 acres in the upland ecological restoration zone? Or 10 acres total in both zones combined?
- Ungulate control
 - P.26 of the ag master plan says management of feral cattle, goats, and pigs will happen in both forestry (611 acres) and ecological restoration (258 acre) zones. Will it also happen in the agroforestry zone (322/328 acres)? It looks like p. 29 of the ag master plan shows ungulate control as the whole property (2400 acres)... but at what rate?
- Structures
 - Existing structures should be included in building area calculations. You mention an existing pump house and bunkers (p.14). The top of p.30 of the application mentions irrigation structures. Aren't there houses as well? I remember driving past a few on the site visit.
 - Please include the proposed water pumps and tanks
 - What about the 18 proposed gondola towers that show up as yellow stars on the conceptual land use map?
- Parking – p.13 of the application says there will be 300 stalls but p.21-22 and Exhibit 13 show 350. Which is right?

Also, please see the attached letter we got from the Army, for your information. Give me a call or email with any questions. Thanks,

Zack

From: Stoddard, Zachary
Sent: Tuesday, April 23, 2019 1:21 PM
To: 'Dave Simpson'
Cc: Tom Witten
Subject: RE: 2019/CUP-18 - Kamananui Revised Development Standards Table

Thanks Dave, this satisfies the condition of acceptance and your application is complete. Our decision is due on 5/26, which is 45 days from acceptance (4/11). Mahalo!

Zack

From: Dave Simpson [<mailto:dsimpson@pbrhawaii.com>]
Sent: Tuesday, April 23, 2019 1:10 PM
To: Stoddard, Zachary
Cc: Tom Witten
Subject: 2019/CUP-18 - Kamananui Revised Development Standards Table

Aloha Zack,

Please find the revised development standards table below (Table 3 of the Conditional Use Permit Application for Kamananui - 2019/CUP-18). As requested, the revised table shows the combined building area of all facilities. Based on development standards noting zoning lot area, the calculations are divided into the two (2) zoning districts of the

Valley Greenhouses/Processing/Drying House: 3,456 sf x 5 = **17,300 sf**

Valley Demonstration Greenhouse: **1,600 sf**

Ranch Equipment Storage: **2,400 sf**

TOTAL BUILDING AREA: 41,600 SF

Mahalo for your consideration and please let me know if you have questions.

Dave Simpson

Planner

PBR HAWAII

Land Planning | Landscape Architecture

Environmental Planning | Land Use Entitlements

1001 Bishop Street Suite 650

Honolulu, HI 96813

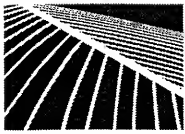
Phone: 808-521-5631

Fax: 808-523-1402

Email: dsimpson@pbrhawaii.com

www.pbrhawaii.com

Please consider the environment before printing this email



PBR HAWAII
& ASSOCIATES, INC.

2019/ELOG-714

LETTER OF TRANSMITTAL

HOMAS S. WITTEN, FASLA
Chairman / Principal

STAN DUNCAN, ASLA
resident / Principal

USSELL Y. J. CHUNG, FASLA, LEED* AP BD+C
Executive Vice-President / Principal

INCENT SHIGEKUNI
Vice-President / Principal

RANT T. MURAKAMI, AICP, LEED* AP BD+C
Vice-President / Principal

OM SCHNELL, AICP
Principal

IMI MIKAMI YUEN, LEED* AP BD+C
Principal

V. FRANK BRANDT, FASLA
Chairman Emeritus

NN MIKIKO BOUSLOG, PhD
Project Director

AMSAY R. M. TAUM
Cultural Sustainability Planner

AYMOND T. HIGA, ASLA
Senior Associate

ATTIE GULLISON, AICP
Senior Associate

ARC SHIMATSU, ASLA
Senior Associate

ACHENG DONG, LEED* AP
Senior Associate

GOTT MURAKAMI, ASLA, LEED* AP
Associate

ICAH McMILLEN, ASLA, LEED* AP
Associate

ATHALIE RAZO
Associate

TO: Ms. Katia Balassiano
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813

ATTN: Mr. Zack Stoddard
DATE: April 15, 2019
PROJECT: Kamananui
PROJECT NO.: 3035.03

WE TRANSMIT: ☒ Attached ☐ Under Separate Cover
VIA: ☐ UPS ☒ Delivery ☐ Pick-up ☐ Fax No. ____

☐ Application ☐ Presentation Boards ☐ Samples
☒ Originals ☐ Photographs ☐ Product Literature
☐ Reproducibles ☐ Report(s) ☐ Change Order
☐ Specifications ☐ Copy of Letter ☐ CD

TRANSMITTAL ACTION:

☒ As Requested ☐ Action Indicated On Item Transmitted
☒ For Your Use ☐ For Signature and Return
☒ For Review ☐ For Signature As Noted Below
☐ For Approval ☐ Returning

COPIES	SETS	DATE	DESCRIPTION
1		4/15/19	Civil Engineering Letter (Wastewater Calculation)

REMARKS: As requested to support the Conditional Use Permit, Minor application for Kamananui (2019/CUP-18), providing the original letter from Wilson Okamoto certifying calculation of wastewater equivalency for 50 single family dwellings and equivalent wastewater flow for the proposed uses outlined in the application. Electronic version provided on April 8, 2019.

COPY TO:

SIGNED:

Dave Simpson
Planner

TITLE:

CITY & COUNTY OF HONOLULU
DEPT OF PLANNING
AND PERMITTING

19 APR 15 AM 11:30

RECEIVED

HONOLULU OFFICE
001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
Email: sysadmin@pbrhawaii.com



WILSON OKAMOTO
C O R P O R A T I O N
INNOVATORS • PLANNERS • ENGINEERS

10403-01
April 8, 2019

Thomas S. Witten, FASLA
PBR Hawaii & Associates, Inc.
1001 Bishop Street, Suite 650
Honolulu, HI 96813

Subject: Kamananui Agribusiness Wastewater Calculations

Dear Mr. Witten:

Based on the projected peak usage of 1,650 visitors and 50 employees per day, the maximum average daily wastewater flow for the Kamananui Agribusiness project is anticipated to be 13,375 gallons per day, which is less than the equivalent flow of 50 single family dwellings using both the standard generation rates from City and County of Honolulu's Department of Planning and Permitting (DPP) and the State of Hawaii Department of Health. Calculations for both are provided below:

DPP Calculation¹

Average Daily Flow (per capita) = 70 gallons per person per day
Density for Residential Occupancy = 4 persons per single family home
Number of Single Family Dwellings = 50

Average Daily Flow or Base Sanitary Flow

$50 \text{ dwellings} \times 4 \text{ person per dwelling} \times 70 \text{ gallons per person per day} = 14,000 \text{ gallons per day}$

13,375 gal/day is equivalent to 47.8 dwelling units

¹ City & County of Honolulu Wastewater Design Standards, Volume 1 – Chapter 2: Design of Gravity Sewers, dated July 2017; Section 2.2.2 – Quantity of Wastewater, Design Flows for Sewers, Subparagraphs A & B.

DOH Calculation²

Dwelling Average Daily Flow (per person) = 100 gallons per person per day
2 persons per bedroom minimum
Assume 2 bedrooms per dwelling

Average Daily Flow =
2 bedrooms x 2 persons per bedroom x 100 gal/day x 50 dwellings = 20,000 gallons per day

13,375 gal/day is equivalent to 33.4 dwelling units

² Hawaii Administrative Rules, Title 11; Department of Health, Chapter 62 – Wastewater Systems; Appendix D dated March 21, 2016.

Please feel free to contact myself if you have any questions or would like further clarification.

Sincerely,

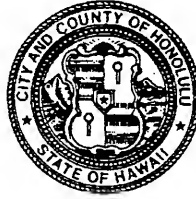
A handwritten signature in black ink, appearing to read 'Glenn R. Kuwaye', written in a cursive style.

Glenn R. Kuwaye, P.E.
Director of Civil Engineering

2

File

KIRK CALDWELL
MAYOR



KATHY K. SOKUGAWA
ACTING DIRECTOR

TIMOTHY F. T. HIU
DEPUTY DIRECTOR

EUGENE H. TAKAHASHI
DEPUTY DIRECTOR

2019/CUP-18(ZS)

ACCEPTANCE NOTICE

File No: 2019/CUP-18

Owner/Applicant: Kaukonahua Ranch, LLC (Joey Houssian)

Agent: PBR Hawaii & Associates (Thomas Witten)

Location: Kaukonahua Road - Waialua

Tax Map Keys: 6-7-003: 002, 006, and 007
6-7-004: 001, and 004
6-5-001: 019, 034, 038, and 043

Received: April 2, 2019

Request: Conditional Use Permit (CUP) minor to expand existing agricultural uses and provide accessory agribusiness uses, including trails, zip lines, and an aerial tramway

The above application has been reviewed and **ACCEPTED** as meeting the basic filing requirements, subject to receipt of a revised development standards table (Table 3 on page 21 of the application) that shows the combined building area of all facilities, not just the largest facility.

Please submit the required information **within two weeks of the date of this letter**. If we do not receive the information in a timely manner, we will be forced to **close the file** and a new application and filing fee must be submitted. Please be advised that we will be requesting additional sets of the completed application for distribution to agencies for review and comment.

We may request more information as required to adequately assess the impacts of the proposal and its conformance to the applicable regulations of the LUO.

THIS ACCEPTANCE NOTICE DOES NOT CONSTITUTE APPROVAL OF YOUR REQUEST. YOU WILL BE NOTIFIED IN WRITING WHEN FINAL ACTION IS TAKEN.

032168

AMERICAN SAVINGS BANK TOWER, SUITE 650
1001 BISHOP STREET, HONOLULU HAWAII 96813
TEL 808.521.5631 • FAX 808.523.1402



Check Date: 3/25/2019

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Application fee 1	3/21/2019	0075148	200.00			200.00
City and County of Honolulu		TOTAL	200.00			200.00
First Hawaiian Bank-Checking 7		0000004003				

OFFICIAL RECEIPT

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

121812

Date: Apr. 9, 2019

Received From: PBR Hawaii & Associates, Inc.

Two hundred and no/100 _____ DOLLARS

For: 2019 / CUP-18 app rev fee

Tax Map Key: 6-7-003:002, 006 & 007; 6-7-004:001 & 004; 6-5-001:019, 034, 038 & 043

\$200.00

FHB- Main - #032168

DEPARTMENT OF PLANNING AND PERMITTING

032186

AMERICAN SAVINGS BANK TOWER, SUITE 650
1001 BISHOP STREET, HONOLULU, HAWAII 96813
TEL 808.521.5631 • FAX: 808.523.1402



Check Date: 3/25/2019

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Application fee 2	3/21/2019	0075149	400.00			400.00
City and County of Honolulu		TOTAL	400.00			400.00
First Hawaiian Bank-Checking 1		0000004003				

OFFICIAL RECEIPT
DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

121813

Date: Apr. 9, 2019

Received From: PBR Hawaii & Associates, Inc.
Four hundred and no/100 DOLLARS

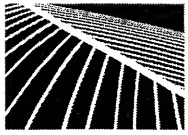
For: 2019/00P-18 processing fee

Tax Map Key: 6-7-003:002, 006, 8-007; 6-7-004:001 & 004; 6-5-001:019, 034, 038 & 043

\$400.00
PAB Admin ✓ 032186

DEPARTMENT OF PLANNING AND PERMITTING

1



PBR HAWAII
& ASSOCIATES, INC.



2019/EL09576

LETTER OF TRANSMITTAL

THOMAS S. WITTEN, FASLA
Chairman / Principal

STAN DUNCAN, ASLA
President / Principal

USSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
Executive Vice-President / Principal

INCENT SHIGEKUNI
Vice-President / Principal

FRANK T. MURAKAMI, AICP, LEED® AP BD+C
Vice-President / Principal

DOM SCHNELL, AICP
Principal

JOE MIKAMI YUEN, LEED® AP BD+C
Principal

V. FRANK BRANDT, FASLA
Chairman Emeritus

ANN MIKIKO BOUSLOG, PhD
Project Director

AMSA R. M. TAUM
Cultural Sustainability Planner

RAYMOND T. HIGA, ASLA
Senior Associate

HEATHER CULLISON, AICP
Senior Associate

MARC SHIMATSU, ASLA
Senior Associate

WACHENG DONG, LEED® AP
Senior Associate

COTT MURAKAMI, ASLA, LEED® AP
Associate

HEATHER McMILLEN, ASLA, LEED® AP
Associate

KATHALIE RAZO
Associate

TO: Ms. Katia Balassiano
Department of Planning and Permitting
City and County of Honolulu
650 S. King Street, 7th Floor
Honolulu, HI 96813

ATTN: Mr. Zack Stoddard
DATE: March 28, 2019
PROJECT: Kamananui
PROJECT NO.: 3035.03

WE TRANSMIT:

VIA: ☐ UPS

☒ Attached

☒ Delivery

☐ Under Separate Cover

☐ Pick-up ☐ Fax No. ____

☒ Application

☐ Originals

☐ Reproducibles

☐ Specifications

☐ Presentation Boards

☐ Photographs

☐ Report(s)

☐ Copy of Letter

☐ Samples

☐ Product Literature

☐ Change Order

☒ CD

TRANSMITTAL ACTION:

☐ As Requested

☐ For Your Use

☒ For Review

☒ For Approval

☐ Action Indicated On Item Transmitted

☐ For Signature and Return

☐ For Signature As Noted Below

☐ Returning

COPIES	SETS	DATE	DESCRIPTION
1		3/28/19	Cover Letter – Response to DPP Letter
2		3/28/19	Conditional Use Permit Minor Application: <ul style="list-style-type: none"> • Application • Exhibits, including: <ul style="list-style-type: none"> ◦ Master Application Form (Exhibit 2)
2		3/28/19	Conditional Use Permit Minor Application: <ul style="list-style-type: none"> • CD – Electronic Documents
2		3/28/19	Application Fee Checks <ul style="list-style-type: none"> • \$400 Application base processing fee • \$200 Application review fee (nonrefundable) \$600 total fees

REMARKS: Please contact if you have any questions or require additional information

COPY TO:

SIGNED:

TITLE:

Dave Simpson
Planner

HONOLULU OFFICE
001 Bishop Street, Suite 650
Honolulu, Hawaii 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
Email: sysadmin@pbrhawaii.com



PBR HAWAII

& ASSOCIATES, INC.

March 28, 2019

THOMAS S. WITTEN, FASLA
Chairman / Principal

R. STAN DUNCAN, ASLA
President / Principal

RUSSELL Y. J. CHUNG, FASLA, LEED® AP BD+C
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NATHALIE RAZO
Associate

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E-mail: sysadmin@pbrhawaii.com

Ms. Kathy Sokugawa
Acting Director
Department of Planning and Permitting
650 S. King Street, 7th Floor
Honolulu, HI 96813

SUBJECT: File No. 2018/CUP-54: SUBMISSION OF CONDITIONAL USE PERMIT, MINOR - KAMANANUI
TMK: 6-7004:001; 6-7-004:004; 6-7-003:002; 6-7-003:006; 6-7-003:007

Dear Ms. Sokugawa,

In response to your notice dated November 1, 2018, we are submitting a revised application for the Conditional Use Permit, Minor. The *Notice of Incomplete Application* listed fourteen (14) items to address to complete the application. Please see the list below, including description of how the revised application addresses each item:

1. *Written confirmation from the State Department of Health, Wastewater, Branch (DOH), that the proposed wastewater system will serve less than the equivalent of 50 single-family dwellings. Our initial consultation with the DOH indicates that the anticipated number of guests and employees would generate more than the equivalent of 50 single-family dwellings. If written confirmation from the DOH is not provided, an Environmental Assessment (EA) is required pursuant to Hawaii Revised Statutes Chapter 343, related to Environmental Impact Statements. A finding of no significant impact must be issued prior to resubmitting the CUPm application.*

The revised application includes significant changes to the proposed visitation numbers and the revised site plans reflect the decrease in anticipated daily visitors. The scaled-down visitation rate for the agribusiness is described in the sections for "Number of Clients on Site" and "Wastewater" (Section II. C. 2. and Section II. C. 4.) In subsequent consultation with the Land Use Planning Division, the reviewing agency acknowledged that the revised visitation numbers will negate the requested written confirmation from the State Department of Health (DOH), Wastewater Branch. It was noted that DOH will be consulted after resubmission of the revised application to confirm that the projected wastewater system will serve less than the equivalent of 50 single-family dwellings and thus the project will not trigger an Environmental Assessment. The application also includes an updated Preliminary Civil Engineering Report (Exhibit 14) detailing wastewater calculations in compliance with DOH wastewater standards for the revised daily visitors.

2. *An expanded narrative in the Agricultural Master Plan explaining when the phases of the agricultural plans will be implemented, and how the various agribusiness and accessory uses will be "phased-in," including dates. Major agricultural features, beyond conceptual zones, should be highlighted on a site map.*

The Agricultural Master Plan (Exhibit 8) includes an expanded narrative with corresponding timelines describing the phasing of agricultural plans. The plan also includes site maps detailing the location of agricultural features and specific crop types proposed.

3. *The schedule, frequency, and number of attendees for events to be held after sunset, and justification that those events are accessory to the agricultural uses.*

The revised application includes a description of the proposed agribusiness events after sunset under "Hours of Operation" (Section II. C. 2.)

4. *A site map showing:*

- a. *All proposed trails, including those for hiking, biking, and ATVs. Major agricultural features shall also be shown on the map.*
- b. *The location of existing and proposed easements.*

The revised application includes a site map illustrating the proposed agribusiness trails with major agricultural features and easements (Exhibit 23). The revised map shown in the Kamananui Conceptual Agricultural Plan (Exhibit 1) also includes the proposed agribusiness trails.

5. *A vicinity map and description of military-designated restricted airspace.*

The revised application includes a vicinity map (Exhibit 24) and a description of military-designated restricted airspace in the Airspace Compliance section under Supplemental Information (Section II. F. 4.)

6. *A description of the types and origins of agricultural products to be sold as the retail activities.*

The revised application includes descriptions of all anticipated agricultural products to be sold as part of the retail activities with product types, anticipated origins and a list of potential vendors being considered (Table 1: Minimum Development Standards for Agribusiness Activities - LUO Article 5)

7. *Revised zip-line plans that use standard units instead of metric units.*

The revised Conceptual Zipline Plans (Exhibit 11) include standard units to supplement the manufacturer's original metric units.

8. *Revised aerial tram terminals and mid-station plans that clearly identify existing and finish grades, heights of structures as measured from existing or finish grade (whichever is lower), and details of support foundations.*

The revised Gondola Technical Plans (Exhibit 10) include more details identifying existing and finished grades as well as structure heights as provided by the proposed gondola manufacturer.

9. *A description of the number of gondolas used in daily operations, and the minimum distance between gondolas.*

Ms. Kathy Sokugawa, Acting Director

SUBJECT: KAMANANUI (2018/CUP-54) CONDITIONAL USE PERMIT MINOR, WAIALUA, O'AHU

March 26, 2019

Page 3 of 3

The revised application includes a description of the number of gondolas and minimum distance between gondolas under "Number of Structures" (Section II. C. 2.)

10. Photo simulations of the zip-lines, gondolas and aerial tramway stations as seen from nearby roads.

The Site Photos – Visual Assessment (Exhibit 19) includes photo simulations of the zip-lines, gondolas and aerial tramway stations as viewed from nearby roads, including enlargements (zoomed in) to help the viewer identify the proposed improvements.

11. The location and dimensions of the proposed individual wastewater system and leach field.

Exhibit 9-A and Exhibit 9-B show the conceptual location of the wastewater system and leach field (evapotranspiration area). As noted, the system will be designed to meet DOH standards.

12. A copy of the cooperative agreement with the West Oahu Soil and Water Conservation District.

A copy of the cooperative agreement with the West Oahu Soil and Water Conservation District has been included in the revised application under the Conservation Plan (Exhibit 12).

13. The enclosures for the Preliminary Civil Engineering Report.

The enclosures for the Preliminary Civil Engineering Report are included in the revised application (Exhibit 14).

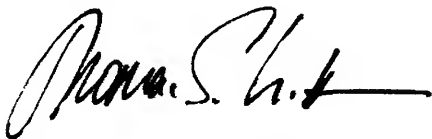
14. All plans and elevations shall include graphic scales.

All exhibits featuring plans and elevations include graphic scales.

We believe the aforementioned revisions to the application will sufficiently address all requisite items to complete the application. Should you have any questions or want to discuss, please do not hesitate to contact us.

Sincerely,

PBR HAWAII



Thomas S. Witten, FASLA
Chairman